LAMB | McERLANE PC

ATTORNEYS AT LAW

Robert T. McClintock
Voice 610-430-8000
Fax 610-692-6210
rmcclintock@lambmcerlane.com

VIA EMAIL AND REGULAR MAIL

September 24, 2010

Stephen Gallo
Rouse Chamberlin Homes
500 Exton Commons
Exton, PA 19341

Re: Providence Hill
East Fallowfield Township, Chester County

Dear Mr. Gallo:

I acknowledge receipt of the revised Maintenance Agreement for the Providence Hill residential subdivision ("Agreement") that you submitted to this office for review. The terms of the Agreement are acceptable to this office.

For your records, and the records of the Township, I am enclosing copies of the Agreement and the Deeds of Dedication that were approved in my August 6, 2010 letter:

1. Deed of Dedication for Narragansett Lane;
2. Deed of Dedication for Portsmouth Lane;
3. Deed of Dedication for Bellevue Drive;
4. Deed of Dedication for Cottage Lane;
5. Deed of Dedication for Misty Patch Road;
6. Deed of Dedication for Providence Hill Road;
7. Deed of Dedication for Shoreham Drive;
8. Deed of Dedication for Watch Hill Road; and
9. Deed of Dedication for a part of West Chester Road.

If you have any questions, please call me.

Very truly yours,
LAMB McERLANE PC

By: _____
Robert T. McClintock

Enclosures

cc: Board of Supervisors (w/ enclosures)
Jill Bukata, Manager (w/ enclosures) (via email)
Denise Miller, Secretary (w/ enclosures) (via email)
Vincent M. Pompo, Esq. (w/o enclosures) (via email)
Christopher Della Penna, P.E. (w/ enclosures) (via email)

MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this __ day of _____ _____, 200_, between Rouse/Chamberlin, Ltd, a Pennsylvania Limited Partnership (hereinafter called "Developer") and EAST FALLOWFIELD TOWNSHIP, a township of the second class, of Chester County, Pennsylvania (hereinafter called "Township").

WHEREAS, Developer has applied for and obtained permission to develop and subdivide certain lands pursuant to the East Fallowfield Township Subdivision and Land Development Ordinance and as may hereafter be amended, more fully described in Plan Book17297, page 1, as more fully appears in the Office of the Recorder of Deeds in and for Chester County, in accordance with the terms and conditions of the final approval as set forth in a letter from the Board of Supervisors of the Township, dated the 30 day of September, 2004, and in accordance with certain plans of subdivision designated as Land Development and Subdivision Plan, for Providence Hill, prepared by Edward B. Walsh & Associates, Inc, dated December 12, 2003 last revised December 22 , 2004;

WHEREAS, Developer has installed, constructed and completed certain improvements, as more fully described in Exhibit "A" attached hereto and made a part hereof, in accordance with the aforesaid plan and approval ("Public Improvements"); and

WHEREAS, Developer has offered to dedicate said Public Improvements to the Township; and

WHEREAS, Developer agrees to install certain handicapped ramps, as more fully described in the Township Engineer's letter of September 14, 2010, attached hereto and made a part hereof as Exhibit "B", and missing landscaping, as more fully described in Exhibit "C", and rake, seed, aerate and fertilize the former top soil stockpile area located on lots 84-87, 58 and 51, as more fully described in Exhibit "D" attached hereto and made a part hereof (Collectively refereed to as the "Handicapped and Landscape Improvements"); and

WHEREAS, it is a condition of acceptance that the Developer give appropriate security to secure the structural integrity of said Public Improvements, as well as the functioning thereof in accordance with the design and specifications as depicted on the final plan and completion of the installation of the Handicapped and Landscape Improvements.

NOW, THEREFORE, intending to be legally bound, the parties hereto do agree as follows:

1. The Developer covenants that it shall well and truly repair or replace all defects in workmanship and materials appearing in the Public Improvements and shall repair all defects and damage caused by lack of structural integrity or failure of the Public Improvement to function in accordance with the design and specifications as depicted on the final plans where said defects appear within eighteen (18) months from the date hereof.

2. The Developer covenants that it shall install the Handicapped and Landscape Improvements, the handicapped ramps within thirty (30) days of said dedication of the Public Improvements and the landscaping by no later then November 1, 2010. The Handicapped and Landscape Improvements shall be constructed at the Developer's own expense and without any expense or cost whatsoever to the Township in substantial conformity to the Township's requirements and specifications and to the Township Engineer's satisfaction. The Handicapped and Landscape Improvements shall be completed in a good and workmanlike manner and must be inspected by the Township Engineer. Developer's failure to complete the Handicapped and Landscape Improvements by the dates specified above, shall be considered a default, and the Township shall have the right, but not the obligation, to complete the installation and draw on the financial security, required under paragraph 3 hereof, to cover all costs and expenses incurred by the Township to complete the installation of the Handicapped and Landscape Improvements.

3. It is a condition precedent to this agreement that the Developer shall furnish to the Township appropriate security in forms satisfactory to the Township conditioned upon the performance of Developer's obligations, including but not limited to the installation of the Handicapped and Landscape Improvements, as set forth in this agreement. Said security shall be

in the form of a bond with surety or a federal or commonwealth chartered lending institution irrevocable letter of credit or restrictive or escrow account in such a lending institution or any other financial security approved by the Township. The financial security shall be in an amount equal to fifteen percent (15%) of the cost of improvements.

4. Although the amount of the security shall be limited to fifteen percent (15%) of the cost of the Public Improvements, the Developer shall be liable for the full cost of repair or replacement due to defects in workmanship and materials appearing in the Public Improvements and for the full cost of repair of all defects or damage caused by lack of structural integrity or failure for the Public Improvement to function in accordance with the design and specifications as depicted on the final plan where said defects appear within eighteen (18) months from the date hereof and for the full cost of completion of the installation of the Landscape and Handicapped Improvements.

ATTEST:

EAST FALLOWFILED TOWNSHIP

_____

By:_____

Township Secretary
(Corporate Seal)

Title: _____

ATTEST:

ROUSE/CHAMBERLIN LTD,
by R/C Management Corp,
it's General Partner:

Secretary
(Corporate Seal)

By: David C. Eglad

Title: President

EXHIBIT A

LIST OF IMPROVEMENTS

The following list of Improvements as shown on the Land Development and Subdivision Plan, for Providence Hill, prepared by Edward B. Walsh & Associates, Inc dated December 12, 2003 last revised December 22, 2004:

DETENTION BASIN I
DETENTION BASIN IIA
DETENTION BASIN IIB
DETENTION BASIN III
DETENTION BASIN IV
DETENTION BASIN V
DETENTION BASIN VI
INFILTRATION AREA #1
INFILTRATION AREA #2
INFILTRATION AREA #3
INFILTRATION AREA #4
INFILTRATION AREA #5
BIO-LOGS
STORM SEWER CONSTRUCTION
CURBING
ROAD PAVING ON THE FOLLOWING ROADS:
- Narragansett Lane
- Portsmouth Lane
- Bellevue Drive
- Cottage Lane
- Misty Patch Road
- Providence Hill Road
- Shoreham Drive
- Watch Hill Road
- West Chester Road

ASPHALT WALKING TRAILS
STREET LIGHTS
SIDEWALK & HANDICAPPED RAMPS
DRIVEWAY APRONS
STREET SIGNS & PAVEMENT MARKINGS
STREET TREES & REQUIRED LANDSCAPING
EROSION RELATED ITEMS IN OPEN SPACES A,B,C,D,E,&F

EXHIBIT B

DELLA PENNA LETTER OF JULY 21, 2010

Della Penna Engineering, Inc.
21 Whitetail Lane
Parkesburg, PA 19365

Phone: 610-857-0045 Fax: 610-857-0046

September 14, 2010

East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Providence Hill
MPC Section 510 Inspection Report #3

Dear Board Members:

Based upon my field observations conducted in late 2009 through present it is my opinion that the roads and site improvements for the above project are complete except as noted. The following comments are offered for your consideration:

1. The developer has completed the modifications to basins 3, 4 and 5, which were not infiltrating properly. They now appear to be functioning properly and they will be monitored through the maintenance bond period. The Chester County Conservation District has checked the site as well and has closed out the NPDES Permit. A copy of their report is attached.

2. It was requested that handicapped ramps be installed at the intersection of Narragansett Lane and Providence Hill Road. Although these were not required on the approved plan the developer has agreed to install these ramps within 30 after the Township accepts dedication of the improvements.

3. All outstanding issues appear to have been resolved with the HOA. I attended a site walk with the Mr. Charles Outhier, HOA president on September 8, 2010 to verify that any remaining issues have been addressed. As a result Mr. Outhier has issued a letter indicating resolution of the HOA's concerns. A copy of that letter is attached.

4. A few remaining minor landscaping issues still need to be addressed, such as planning dead or missing trees and shrubs and re-seeding bare areas. The developer has agreed to address these items in the fall when weather conditions are more conducive to planting. These items have been added to the Maintenance Agreement to be completed no later than November 1, 2010.

5. In conjunction with the dedication, the developer is required to post a maintenance bond to guarantee the structural integrity and functioning of the improvements. The guarantee shall be in a form acceptable to the Township Solicitor and be for a term of eighteen (18) months and equal in amount to fifteen (15) percent of the actual cost of the installed improvements. The total amount escrowed for the improvements, not including the 10% contingency or township inspections, was $3,997,129.82 and 15% of that amount is $599,569.47. In addition, I would recommend a including approximately $15,000.00 for future inspections which represents 15% of the $100,000.00 in inspection fees to date for the project. The maintenance bond should therefore be in the amount of $615,000.00.

6. The deeds of dedication and any other required supporting documentation should be reviewed and approved by the Township Solicitor.

Please feel free to call if you have any questions concerning this letter or the site improvements.

Very Truly Yours,

Christopher R. Della Penna, P.E.
Township Engineer

Cc: Jill Bukata, Township Manager
Vince Pompo, Esq. (via fax)
Rouse Chamberlin Homes (via fax)

EXHIBIT C

MISSING LANDSCAPING

Exhibit C

The following list of trees and shrubs required to be installed in the Providence Hill development during the fall of 2010

3 – Aristocrat Callery Pear Trees 2-2.5" Cal.
3 – Bloodgood London Planetrees 2-2/5" Cal.
5 – Cranberrybush Viburnum (shrub) 24-30" Height
5 – Virginia Sweetspire (shrub) 24-30" Height
5 – Common Witchhazel (shrub) 24-30" Height
5 – Arrowwood Viburnum (shrub) 24-30" Height
10 – Northern Bayberry (shrub) 24-30" Height
5 – Summersweet Clethera (shrub) 24-30" Height
5 – Red Chokeberry (shrub) 24-30" Height

In the locations highlighted on the diagram below (excerpt of Providence Hill Subdivision and Land Development plans sheet 33 of 36, last revised 8-19-04)

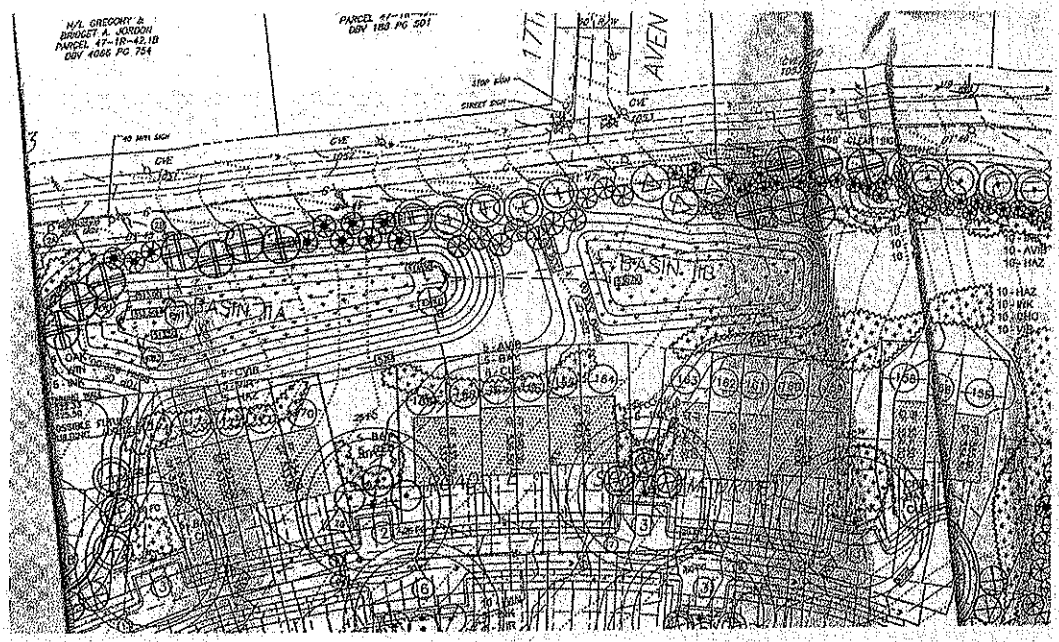
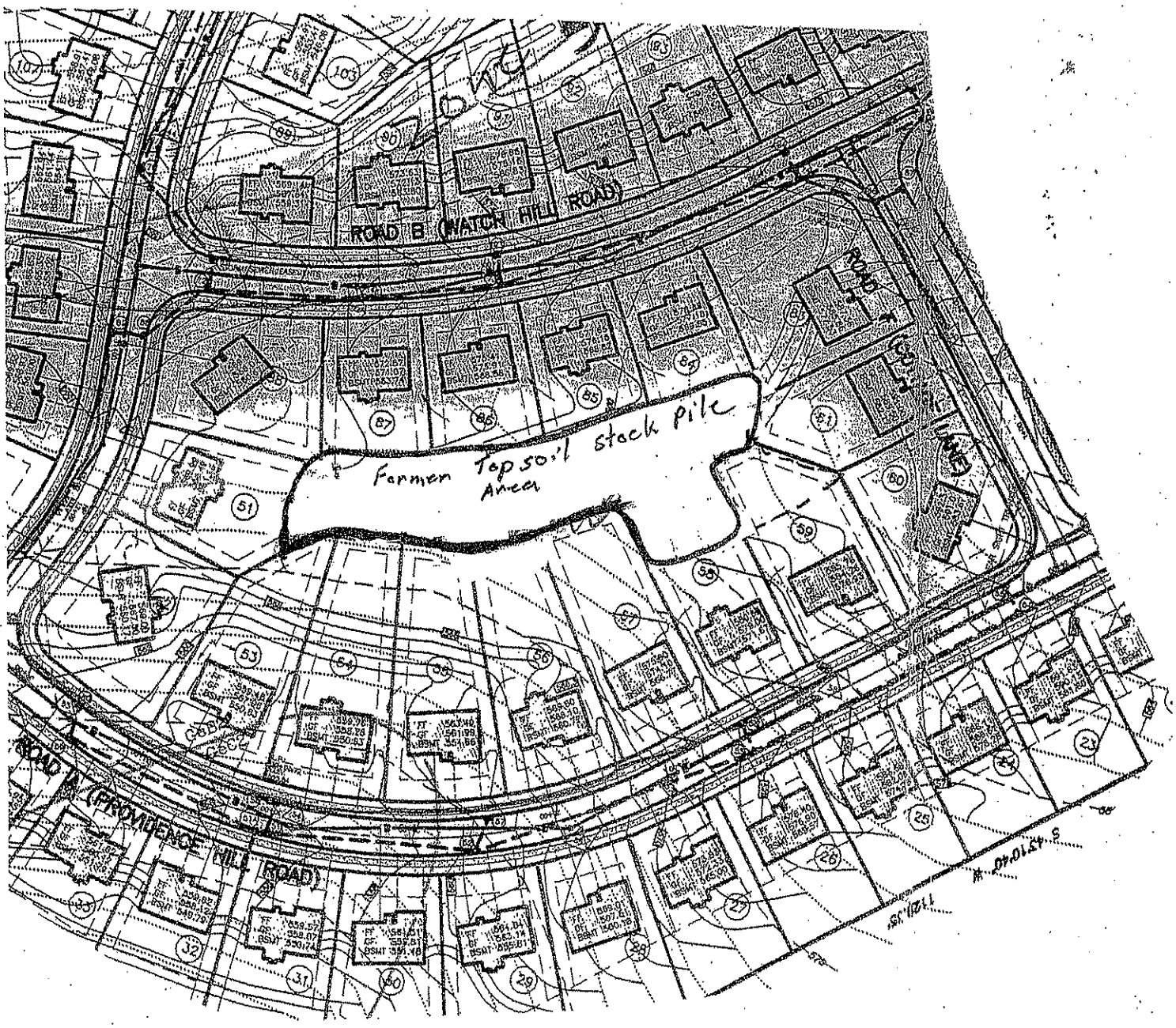


EXHIBIT D

FORMER TOP SOIL STOCKPILE

Exhibit "D"


ROAD B (WATCH HILL ROAD)
Former Top soil stock pile Area
ROAD A (PROVIDENCE HILL ROAD)

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"Narragansett Lane"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

ATTEST:

_____

By: _____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

_____

Secretary

By: _____

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Brandywine Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH
Sharing your Vision

Legal Description

July 23, 2009

RE: Narragansett Lane Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Narragansett Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" drawing no. EX144526A, job no. 044526A dated August 18, 2009, last revised November 19, 2009, being more fully described as follows;

BEGINNING at a point in the common boundary line of the westerly right of way line of Providence Hill Road and Open Space A;

THENCE 1) Along the right of way line of Providence Hill Road South 52 degrees 22 minutes 11 seconds East, a distance of 102.03 feet to a point of curvature of Open Space A;

THENCE 2) Along Open Space A on a curve concave to the left having a radius of 25.00 feet and an arc length of 34.28 feet with a chord bearing and distance of South 88 degrees 21 minutes 06 seconds West-31.65 feet to a point of tangency;

THENCE 3) Along the same and lots 175 thru 178 inclusive South 49 degrees 04 minutes 22 seconds West, a distance of 107.82 feet to a point of curvature;

THENCE 4) Along lots 178 thru182 inclusive on a curve concave to the right having a radius of 605.99 feet and an arc length of 118.96 feet to a point of tangency;

THENCE 5) Along lots 182 thru 192 and Open Space A South 59 degrees 58 minutes 48 seconds West, a distance of 374.98 feet to a point of curvature;

THENCE 6) Along Open Space A on a curve concave to the left having a radius of 50.00 feet and an arc length of 52.36 feet to a point of compound curvature;

THENCE 7) Along the same and lots 193 thru 196 inclusive along a curve to the right having a radius of 50.00 feet and an arc length of 209.44 feet to a point of tangency at the common corner of lot 196 and Open Space A

;

THENCE 8) Along Open Space A and lots 197 thru 212 inclusive North 59 degrees 58 minutes 48 seconds East, a distance of 461.58 feet to a point; of curvature

THENCE 9) Along lots 212 thru lot 216 on a curve concave to the left having a radius of 594.74 feet and an arc length of 109.50 feet to a point of tangency;

THENCE 10) Along lots 216, 217 and open Space A North 49 degrees 04 minutes 28 seconds East, a distance of 87.50 feet to a point of curvature;

THENCE 11) Along Open Space A on a curve concave to the left having a radius of 25.00 feet and an arc length of 44.26 feet to a point of tangency in the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Containing 41,348 square feet or 0.95 acres, more or less.

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"Portsmouth Lane"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ATTEST:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

_____

By: _____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

_____

By: _____

Secretary

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Fallowfield Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH

Sharing your vision

Legal Description

July 23, 2009

RE: Portsmouth Lane Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Portsmouth Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" project no. 044526.01 dated August 18, 2009, being more fully described as follows;

BEGINNING at a point on the northerly right of way line of Providence Hill Road and the common boundary corner of lot 63;

THENCE 1) Along the right of way line of Providence Hill Road South 85 degrees 54 minutes 47 seconds West, a distance of 37.22 feet to a point of curvature;

THENCE 2) Along the same on a curve concave to the left having a radius of 325.00 feet and an arc length of 58.58 feet to a point of reverse curve on the boundary line of Open Space E;

THENCE 3) Along Open Space E on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.56 feet with a chord bearing and distance of North 32 degrees 32 minutes 53 seconds East-34.12 feet to a point of curvature;

THENCE 4) Along the same along curve concave to the left having a radius of 600.89 feet and a an arc length of 163.10 feet to a point of tangency;

THENCE 5) Along the same North 26 degrees 02 minutes 31 seconds West, a distance of 146.35 feet to a point of curvature;

THENCE 6) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 41.19 feet to a point of reverse curve along the right of way line of Watch Hill Road;

THENCE 7) Along the right of way Line of Watch Hill Road on a curve concave to the right having a radius of 675.00 feet and an arc length of 103.95 feet with a chord bearing and

distance of North 63 degrees 57 minutes 29 seconds East-103.85 feet to a point of reverse curve in the boundary line of Lot 81;

THENCE 8) Along Lot 81 on a curve concave to the left having a radius of 25.00 feet and an arc length of 41.19 feet with a chord bearing and distance of South 21 degrees 09 minutes 50 seconds West-36.69 feet to a point of tangency;

THENCE 9) Along the same and lot 82 South 26 degrees 02 minutes 31 seconds East, a distance of 146.35 feet to a point of curvature;

THENCE 10) Along Lot 82, Open Space D, Lot 62 and Lot 63 on a curve concave to the right having a radius of 650.89 feet and an arc length of 181.98 feet to a point of compound curvature;

THENCE 11) Along Lot 82 along a curve to the left having a radius of 25.00 feet and an arc length of 36.68 feet to the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Containing 18,960 square feet or 0.44 acres, more or less.

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"Bellevue Drive"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ATTEST:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

_____

By: _____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

_____

By: _____

Secretary

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Brandywine Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH
Sharing your Vision

Legal Description

July 23, 2009
Revised November 19, 2009

RE: Bellevue Drive Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Bellevue Drive Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" drawing no. EX144526A, job no. 044526A dated August 18, 2009, last revised November 19, 2009, being more fully described as follows;

BEGINNING at a point of cusp on the northeasterly side of lot 96 boundary line and the common corner of the right of way for Watch Hill Road,

THENCE 1) Along lot 96 North 42 degrees 28 minutes 06 seconds West, a distance of 48.77 feet to a point of curvature;

THENCE 2) Along the same and lots 97 thru 99 on a curve concave to the left having a radius of 225.00 feet and an arc length of 331.91 feet to a point of compound curvature;

THENCE 3) Along lots 99 and 100 along curve concave to the left having a radius of 524.98 feet and a an arc length of 142.93 feet to a point of compound curvature;

THENCE 4) Along lots100 thru 103 and 89 along on a curve concave to the left having a radius of 425.01 feet and an arc length of 364.60 feet with a chord bearing and distance of South 12 degrees 50 minutes 13 seconds West-353.52 feet to a point of tangency;

THENCE 5) Along lots 89 and 88 South 11 degrees 44 minutes 23 seconds East, a distance of 117.05 feet to a point of curvature;

THENCE 6) Along lots 88, 51, and 52 on a curve concave to the right having a radius of 275.00 feet and an arc length of 141.36 feet to a point of tangency;

THENCE 7) Along lot 52 South 17 degrees 42 minutes 45 seconds West, a distance of 38.52 feet to a point of curvature;

THENCE 8) Along lot 52 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency in the right of way line of Providence Hill Road ;

THENCE 9) Along the right of way line of Providence Hill Road North 72 degrees 17 minutes 15 seconds West, a distance of 66.81 feet to a point of curvature;

THENCE 10) Along the same on a curve concave to the left having a radius of 375.00 feet and an arc length of 31.15 feet to a point of curvature on the common boundary line of lot 50;

THENCE 11) Leaving the right of way line of Providence Hill Road along lot 50 on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.19 feet with a chord bearing and distance of North 60 degrees 19 minutes 38 seconds East-33.85 feet to a point of tangency;

THENCE 12) Along the same North 17 degrees 42 minutes 45 seconds East, a distance of 39.90 feet to a point of curvature;

THENCE 13) Along the same and 104 on a curve concave to the left having a radius of 225.00 feet and an arc length of 115.66 feet to a point of tangency;

THENCE 14) Along lot 104, 105 and 106 North 11 degrees 44 minutes 23 seconds West, a distance of 117.05 feet to a point of curvature;

THENCE 15) Along lots 106 thru 112 inclusive on a curve concave to the right having a radius of 475.00 feet and an arc length of 407.49 feet to a point of compound curvature;

THENCE 16) Along lot 112, a public walking easement, lots 113 and 114 along curve concave to the right having a radius of 575.00 feet and a an arc length of 156.54 feet to a point of compound curvature;

THENCE 17) Along lots 114 thru 120 inclusive along a curve concave to the right having a radius of 275.00 feet and a an arc length of 405.67 feet to a point of tangency;

THENCE 18) Along lot 120 South 42 degrees 28 minutes 06 seconds East, a distance of 48.77 feet to a point on the common boundary line of lot 50 and the right of way of Watch Hill Road;

THENCE 19) Along the right way of Watch Hill Road South 47 degrees 31 minutes 54 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 63,374 square feet or 1.45 acres, more or less.

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"Cottage Lane"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ATTEST:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

_____

By: _____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

_____

Secretary

By: _____

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Brandywine Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH

Sharing Your Vision

Legal Description

July 23, 2009

RE: Cottage Lane Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Cottage Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" project no. 044526.01 dated August 18, 2009, being more fully described as follows;

BEGINNING at a point on the northerly right of way of Providence Hill Road and the common corner of Open Space E;

THENCE 1) Along the right of way of Providence Hill Road along a curve concave to the left having a radius of 325.00 feet and an arc length of 31.45 feet with a chord bearing and distance of South 45 degrees 57 minutes 01 seconds West - 31.44 feet to a point of tangency;

THENCE 2) Along the same South 43 degrees 10 minutes 40 seconds West, a distance of 66.18 feet to a point at the common boundary corner of Lot 60;

THENCE 3) Along lot 60 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of North 01 degrees 49 minutes 20 seconds West-35.36 feet to a point of tangency;

THENCE 4) Along lots 60, 61 and 83 North 46 degrees 49 minutes 20 seconds West, a distance of 245.54 feet to a point of curvature;

THENCE 5) Along lot 83 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency on the right of way line of Watch Hill Road;

THENCE 6) Along the right of way of Watch Hill Road North 43 degrees 10 minutes 40 seconds East, a distance of 100.00 feet to a point of curvature at the common boundary corner of Open Space E;

THENCE 7) Along Open Space E on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of South 01 degrees 49 minutes 20 seconds East-35.36 feet to a point of tangency;

THENCE 8) Along the same South 46 degrees 49 minutes 20 seconds East, a distance of 247.17 feet to a point of curvature;

THENCE 9) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 36.85 feet to a point of tangency in the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Containing 15,293 square feet or 0.35 acres, more or less.

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"Misty Patch Road"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

ATTEST:

By: _____

_____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

_____ By: _____

Secretary

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Fallowfield Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH
Sharing your Vision

Legal Description

August 31, 2009
Revised November 19, 2009

RE: Misty Patch Road Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Misty Patch Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" drawing no. EX144526A, job no. 044526A dated August 18, 2009, last revised November 19, 2009, being more fully described as follows;

BEGINNING at a point on a curve on the southerly right-of-way of West Chester Road (T-453 60' wide), said point being a corner to this and Open Space B;

THENCE 1) Along said right-of-way on a curve concave to the right having a radius of 828.00 feet and an arc length of 16.74 feet with a chord bearing and distance of South 87 degrees 40 minutes 24 seconds East - 16.74 feet to a point in and along the bed of Misty Patch Road (T-394 50' wide);

THENCE 2) In and along said road South 03 degrees 34 minutes 18 seconds East, a distance of 954.53 feet to a point;

THENCE 3) In and along the same South 04 degrees 13 minutes 18 seconds East, a distance of 116.60 feet to a point on a curve along Open Space C;

THENCE 4) Along Open Space C on a curve concave to the right having a radius of 1,093.50 feet and an arc length of 207.21 feet with a chord bearing and distance of North 08 degrees 54 minutes 54 seconds West-206.90 feet to a point of tangency;

THENCE 5) Along the same, the easterly terminus of Watch Hill Road (50' wide) and Open Space B North 03 degrees 29 minutes 12 seconds West, a distance of 866.85 feet to the POINT OF BEGINNING.

Containing 17,450 square feet, more or less.

www.bursich.com

Pottstown Corporate Office: 2129 East High Street • Pottstown, PA 19464 • 610.323.4040 • 610.323.8240 (f)

Southampton: 706 Lakeside Drive • Southampton, PA 18966 • 215.364.2520 • 215.364.1047 (f)

Leesport: Schoolside Plaza, Suite A8 • 5 South Centre Avenue, P.O. Box 779 • Leesport, PA 19533 • 610.916.7175 • 610.916.7188 (f)

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"Providence Hill Road"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

ATTEST:

By: _____

_____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

By: _____

_____
Secretary

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Fallowfield Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH
Sharing Your Vision

Legal Description

July 23, 2009
Revised November 19, 2009

RE: Providence Hill Road Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Providence Hill Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" drawing no. EX144526A, job no. 044526A dated August 18, 2009, last revised November 19, 2009, being more fully described as follows;

BEGINNING at a point on the southerly right of way line of West Chester Road and Open Space A;

THENCE 1) Along said right-of-way North 76 degrees 26 minutes 07 seconds East, a distance of 18.74 feet to a point;

THENCE 2) Along the same North 76 degrees 42 minutes 58 seconds East, a distance of 81.84 feet to a point of cusp;

THENCE 3) Along Open Space B on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.06 feet with a chord bearing and distance of South 34 degrees 14 minutes 40 seconds West-33.76 feet to a point of reverse curvature;

THENCE 4) Along the same on a curve concave to the right having a radius of 755.10 feet and an arc length of 77.09 feet to a point of tangency;

THENCE 5) Along the same and Lot 218 South 02 degrees 22 minutes 39 seconds East, a distance of 100.00 feet to a point of curvature;

THENCE 6) Along Lot 218, the terminus of Shoreham Drive (50' wide) and Open Space B on a curve concave to the left having a radius of 175.00 feet and an arc length of 152.69 feet to a point of tangency;

THENCE 7) Along Open Space B South 52 degrees 22 minutes 11 seconds East, a distance of 277.00 feet to a point;

THENCE 8) Along the same and Lots 132 and133, crossing Watch Hill Road (50' wide), along lots 3 thru 8 on a curve concave to the right having a radius of 900.00 feet and an arc length of 717.76 feet to a point of compound curvature;

THENCE 9) Along Lots 8 thru 11, Open Space C, and Lots 12 thru 17 along a curve concave to the right having a radius of 375.00 feet and an arc length of 605.99 feet to a point of tangency;

THENCE 10) Along Lots 17 thru 20 South 85 degrees 54 minutes 47 seconds West, a distance of 194.22 feet to a point of curvature;

THENCE 11) Along Lots 20 true 22 on a curve concave to the left having a radius of 275.21 feet and an arc length of 210.80 feet to a point of tangency;

THENCE 12) Along Lots 22 thru 27 South 43 degrees 10 minutes 40 seconds West, a distance of 327.82 feet to a point of curvature;

THENCE 13) Along Lots 27 thru 34 on a curve concave to the right having a radius of 425.00 feet and an arc length of 478.70 feet to a point of tangency;

THENCE 14) Along Lot 34, Open Space F and Lot 35 North 72 degrees 17 minutes 15 seconds West, a distance of 103.18 feet to a point of curvature;

THENCE 15) Along Lots 35 thru 39 on a curve concave to the left having a radius of 325.00 feet and an arc length of 372.87 feet to a point of tangency;

THENCE 16) Along Lot 39 South 41 degrees 58 minutes 37 seconds West, a distance of 18.98 feet to a point of curvature;

THENCE 17) Along Lot 40 on a curve concave to the left having a radius of 35.00 feet and an arc length of 40.12 feet to a point of reverse curvature;

THENCE 18) Along Lot 40, Open Space F and Lots 41 thru 43 along a curve concave to the right having a radius of 50.00 feet and an arc length of 214.40 feet to a point of tangency;

THENCE 19) Along Lots 43 thru 45 North 41 degrees 58 minutes 38 seconds East, a distance of 96.44 feet to a point of curvature;

THENCE 20) Along Lots 45 thru 50 and the southerly terminus of Bellevue Drive (50' wide) on a curve concave to the right having a radius of 375.00 feet and an arc length of 430.24 feet to a point of tangency;

THENCE 21) Along said terminus and Lot 52 South 72 degrees 17 minutes 15 seconds East, a distance of 103.18 feet to a point of curvature;

THENCE 22) Along Lots 52 thru 57 on a curve concave to the left having a radius of 375.00 feet and an arc length of 422.38 feet to a point of tangency;

THENCE 23) Along Lots 57 thru 60 and the southerly terminus of Cottage Lane (50' wide) North 43 degrees 10 minutes 40 seconds East, a distance of 333.49 feet to a point of curvature;

THENCE 24) Along said terminus, Open Space E and the southerly terminus of Portsmouth Lane (50' wide) on a curve concave to the right having a radius of 325.00 feet and an arc length of 242.41 feet to a point of tangency;

THENCE 25) Along said terminus and Lots 63 thru 65 North 85 degrees 54 minutes 47 seconds East, a distance of 194.22 feet to a point of curvature;

THENCE 26) Along Lots 65 thru 71 on a curve concave to the left having a radius of 325.00 feet and an arc length of 525.19 feet to a point of compound curvature;

THENCE 27) Along Lot 71, Open Space D, Lots 72 thru 74, crossing over Watch Hill Road (50' wide), and along Lots 130 and 131 along a curve concave to the left having a radius of 850.00 feet and an arc length of 677.89 feet to a point of tangency;

THENCE 28) Along Lot 131, Open Space A, the terminus of Narragansett Lane (50' wide) and Open Space A North 52 degrees 22 minutes 11 seconds West, a distance of 277.00 feet to a point of curvature;

THENCE 29) Along Open Space A on a curve concave to the right having a radius of 225.00 feet and an arc length of 196.32 feet to a point of tangency;

THENCE 30) Along the same North 02 degrees 22 minutes 39 seconds West, a distance of 100.00 feet to a point of curvature;

THENCE 31) Along the same on a curve concave to the left having a radius of 705.01 feet and an arc length of 62.74 feet to a point of reverse curvature;

THENCE 32) Along the same on a curve concave to the left having a radius of 24.98 feet and an arc length of 41.91 feet to the POINT OF BEGINNING.

Containing 4.41 acres, more or less.

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"Shoreham Drive"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ATTEST:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

_____

By: _____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

_____

By: _____

Secretary

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Brandywine Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH
Sharing your Vision

Legal Description

July 23, 2009
Revised November 19, 2009

RE: Shoreham Drive Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Shoreham Drive Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" drawing no. EX144526A, job no. 044526A dated August 18, 2009, last revised November 19, 2009, being more fully described as follows;

BEGINNING at a point at common boundary corner of Open Space B and the easterly right of way of Providence Hill Road;

THENCE 1) Along the right of way of Providence Hill Road along a curve concave to the right having a radius of 175.00 feet and an arc length of 119.51 feet with a chord bearing and distance of North 26 degrees 26 minutes 15 seconds West – 117.20 feet to a point of reverse curvature in the corner of lot 218;

THENCE 2) Along lot 218 on a curve concave to the left having a radius of 25.00 feet and an arc length of 50.06 feet with a chord bearing and distance of South 64 degrees 14 minutes 03 seconds East-42.10 feet to a point of reverse curvature;

THENCE 3) Along lots 218, 174 thru 170 inclusive, Open Space B, and lots 159 thru 169 inclusive along a curve to the right having a radius of 825.00 feet and an arc length of 550.44 feet to a point of reverse curvature at the common corner of Lot 159 and Open Space B;

THENCE 4) Along Open Space B and lot 158 along a curve to the left having a radius of 50.00 feet and an arc length of 49.85 feet to a point of reverse curvature;

THENCE 5) Along lots 155 thru 158 inclusive and Open Space B along a curve to the right having a radius of 50.00 feet and a an arc length of 212.03 feet to a point of reverse curvature at the common boundary corner of Open Space B and lot 154;

THENCE 6) Along lots 137 thru 154 inclusive and Open Space B along a curve to the left having a radius of 775.00 feet and a an arc length of 605.44 feet to a point of compound curvature;

THENCE 7) Along Open Space B along curve concave to the left having a radius of 25.00 feet and a an arc length of 45.26 feet to the right of way of Providence Hill Road, the POINT OF BEGINNING.

Containing 39,249 square feet or 0.90 acres, more or less.

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION
"Watch Hill Road"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

ATTEST:

_____

By: _____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

_____

Secretary

By: _____

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Fallowfield Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH
Sharing Your Vision

Legal Description

July 23, 2009
Revised November 19, 2009

RE: Watch Hill Road Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as Watch Hill Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" drawing no. EX144526A, job no. 044526A dated August 18, 2009, last revised November 19, 2009, being more fully described as follows;

BEGINNING at a point on the westerly right of way of Misty Patch Road and Open Space B;

THENCE 1) Along the right of way of Misty Patch Road South 03 degrees 29 minutes 12 seconds East, a distance of 100.00 feet to a point of curvature at the boundary corner of Open Space C;

THENCE 2) Leaving the right of way of Misty Patch Road and along Open Space C on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of North 48 degrees 29 minutes 12 seconds West-35.36 feet to a point of tangency;

THENCE 3) Along Open Space C and Lot 1 South 86 degrees 30 minutes 48 seconds West, a distance of 118.73 feet to a point of curvature;

THENCE 4) Along lots 1 thru 3 inclusive on a curve concave to the left having a radius of 400.00 feet and an arc length of 197.11 feet to a point of compound curvature;

THENCE 5) Along lot 3 along curve concave to the left having a radius of 25.00 feet and a an arc length of 39.84 feet to a point of tangency in the right of way line of Providence Hill Road;

THENCE 6)Along the right of way of Providence Hill Road South 43 degrees 57 minutes 21 seconds West, a distance of 51.40 feet to a point of curvature on the boundary line of Lot 74;

THENCE 7) Along lot 74 on a curve concave to the left having a radius of 25.00 feet and an arc length of 45.77 feet with a chord bearing and distance of North 84 degrees 42 minutes 14 seconds West-39.64 feet to a point of compound curvature;

THENCE 8) Along the same along curve concave to the left having a radius of 400.00 feet and a an arc length of 88.68 feet to a point of tangency;

THENCE 9) Along lots 74 thru 76 inclusive South 30 degrees 08 minutes 39 seconds West, a distance of 130.00 feet to a point of curvature;

THENCE 10) Along lots 76 thru lot 80 inclusive on a curve concave to the right having a radius of 325.00 feet and an arc length of 234.45 feet to a point of tangency;

THENCE 11) Along lots 80 and 81 South 71 degrees 28 minutes 36 seconds West, a distance of 100.00 feet to a point of curvature;

THENCE 12) Along lot 81, the northerly terminus of Portsmouth Lane (50' wide) and Open Space E on a curve concave to the left having a radius of 675.00 feet and an arc length of 333.39 feet to a point of tangency;

THENCE 13) Along Open Space E, the northerly terminus of Cottage Lane (50' wide) and Lot 83 South 43 degrees 10 minutes 40 seconds West, a distance of 224.50 feet to a point of curvature;

THENCE 14) Along lot 88 thru 83 inclusive on a curve concave to the right having a radius of 675.00 feet and an arc length of 413.31 feet to a point of reverse curvature;

THENCE 15) Along lot 88 along a curve to the left having a radius of 25.00 feet and a an arc length of 39.27 feet to a point of tangency in the right of way line of Bellevue Drive;

THENCE 16) Along the right of way line of Bellevue Drive North 11 degrees 44 minutes 23 seconds West, a distance of 86.05 feet to a point on the boundary line of Lot 89;

THENCE 17) Along Lot 89 on a curve concave to the right having a radius of 425.00 feet and an arc length of 14.82 feet to a point of compound curvature;

THENCE 18) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 40.15 feet with a chord bearing and distance of South 55 degrees 45 minutes 08 seconds East-35.97 feet to a point;

THENCE 19) Along lots 89 thru 93 inclusive along curve concave to the left having a radius of 625.00 feet and a an arc length of 382.44 feet to a point of tangency;

THENCE 20) Along lots 93 thru 96 inclusive North 43 degrees 10 minutes 40 seconds East, a distance of 224.50 feet to a point;

THENCE 21) Along lot 96 on a curve concave to the right having a radius of 725.00 feet and an arc length of 6.73 feet to a point of compound curvature;

THENCE 22) Along the same along a curve to the left having a radius of 25.00 feet and a an arc length of 37.61 feet to a point of tangency on the right of way line of Bellevue Drive;

THENCE 23) Along the right of way line of Bellevue Drive North 47 degrees 31 minutes 54 seconds East, a distance of 50.00 feet to a point of curvature in the boundary line of Lot 120;

THENCE 24) Along lot 120 on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.60 feet with a chord bearing and distance of South 85 degrees 33 minutes 25 seconds East-34.16 feet to a point of compound curvature;

THENCE 25) Along the same and lots 121 thru 123 inclusive along a curve to the right having a radius of 725.00 feet and a an arc length of 254.62 feet to a point of tangency;

THENCE 26) Along lots 123 thru 125 inclusive North 71 degrees 28 minutes 36 seconds East, a distance of 100.00 feet to a point of curvature;

THENCE 27) Along lots 125 thru 127 inclusive on a curve concave to the left having a radius of 275.00 feet and an arc length of 198.38 feet to a point of tangency;

THENCE 28) Along lots 127 thru 129 inclusive North 30 degrees 08 minutes 39 seconds East, a distance of 130.00 feet to a point of curvature;

THENCE 29) Along lots 129 and 130 on a curve concave to the right having a radius of 450.00 feet and an arc length of 118.74 feet to a point of compound curvature;

THENCE 30) Along Lot 130 along a curve to the left having a radius of 25.00 feet and a an arc length of 36.90 feet to point of tangency in the right of way line of Providence Hill Road;

THENCE 31) Along the right of way line of Providence Hill Road North 51 degrees 53 minutes 22 seconds East, a distance of 50.01 feet to a point of curvature in the boundary line of lot 133;

THENCE 32) Along Lot 133 on a curve concave to the left having a radius of 25.00 feet and an arc length of 36.38 feet with a chord bearing and distance of South 80 degrees 56 minutes 13 seconds East-33.26 feet to a point of compound curvature;

THENCE 33) Along the same and lot 134 thru136 inclusive on a curve concave to the right having a radius of 450.00 feet and an arc length of 229.08 feet with a chord bearing and distance of North 71 degrees 55 minutes 48 seconds East-226.61 feet to a point of tangency;

THENCE 34) Along Lot 136 and Open Space B North 86 degrees 30 minutes 48 seconds East, a distance of 118.73 feet to a point of curvature;

THENCE 35) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency in the boundary line of Misty Patch Road, the POINT OF BEGINNING.

Containing 105,160 square feet or 2.41 acres, more or less.

Prepared By Return To:

Lamb McErlane PC
Attn: Robert McClintock
24 East Market Street
Post Office Box 565
West Chester, Pennsylvania 19381-0565

DEED OF DEDICATION

"West Chester Road"

THIS INDENTURE made the ___ day of _____ in the year of our Lord two thousand and ten (2010), between ROUSE/CHAMBERLIN, LTD., a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

EAST FALLOWFIELD TOWNSHIP, a Township of the Second class formed under the laws of the Commonwealth of Pennsylvania, hereinafter called the Grantee, of the other part,

WITNESSESTH, that the said Grantor, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other good and valuable consideration unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, and sell alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all that certain strip of land situated within the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania as described on the legal descriptions attached hereto and incorporated here in as Exhibit "A".

TOGETHER WITH, all of Grantor's right, title and interest in and to any stormwater facilities located in said strip of land.

TO HAVE AND TO HOLD, the said tract or piece of land above described to the said Grantee, its Successors and Assigns, to and for the only proper use and behalf of the said Grantee, its Successors and Assigns, forever as and for a public streets and utility purposes and any other necessary appurtenances.

UNDER AND SUBJECT, however, to any and all conditions of record and/or visible on the ground.

AND THE SAID GRANTOR, for itself and its Successors, does by these presents, covenant, grant and agree, to and with the said East Fallowfield Township, its Successors and Assigns, that neither the said Grantor nor its Successors or Assigns shall or will at any time

hereafter ask, demand, recover, or receive of or from the said East Fallowfield Township, its Successors or Assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by said East Fallowfield Township; and if such grade shall not be established as of the date of these presents, that neither the said Grantor, its Successors or Assigns shall or will at any time thereafter ask, demand, recover, or receive any such damages by reason of the physical grading of the said street to conform to the grade as first thereafter established or confirmed by the said East Fallowfield Township.

AND THE SAID GRANTOR, for itself, its Successors and Assigns, does by these presents further covenant, promise and agree to and with the said Grantee, it successors and assigns, that the said tract of ground herein described hereby granted, or mentions, or intended to be unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed and its common or corporate seal to be hereto affixed, duly attested, dated the day and year first above written.

GRANTOR:

ATTEST:

ROUSE/CHAMBERLIN, LTD.
By: R/C MANAGEMENT CORP., General Partner

_____

By: _____

ACCEPTED BY THE TOWNSHIP OF EAST FALLOWFIELD, THIS ____ DAY OF _____, 2010.

TOWNSHIP OF EAST FALLOWFIELD

Attest:

_____

Secretary

By: _____

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this ____ day of _____, 2010, before me, the undersigned officer, personally appeared, _____, who acknowledged himself to be the _____ of R/C Management Corp., general partner of Rouse/Chamberlin, Ltd., and the he, as such officer, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

On this _____ day of _____, 2010, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she is _____, of East Brandywine Township, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My commission expires:

Exhibit "A"

BURSICH
Sharing your Vision

Legal Description

July 23, 2009
Revised November 19, 2009

RE: West Chester Road Right of Way
Providence Hill
East Fallowfield Township
Chester County

ALL THAT CERTAIN tract of land known as West Chester Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" drawing no. EX144526A, job no. 044526A dated August 18, 2009, last revised November 19, 2009, being more fully described as follows;

BEGINNING at a point on the southerly legal right of way of West Chester Road and Open Space B;

THENCE 1) Along Open Space B South 13 degrees 17 minutes 01 seconds East, a distance of 10.00 feet to a point;

THENCE 2) Along the same and the right of way of Providence Hill Road South 76 degrees 42 minutes 58 seconds West, a distance of 93.76 feet to a point at a boundary corner of Open Space A;

THENCE 3) Along Open Space A South 76 degrees 26 minutes 06 seconds West, a distance of 275.93 feet to a point;

THENCE 4) Along the same North 13 degrees 33 minutes 54 seconds West, a distance of 10.00 feet to a point in the legal right of way line of West Chester Road;

THENCE 5) Along the legal right of way of West Chester Road North 76 degrees 26 minutes 06 seconds East, a distance of 275.98 feet to a point;

THENCE 6) Along the same North 76 degrees 42 minutes 58 seconds East, a distance of 93.76 feet to the POINT OF BEGINNING.

Containing 3,697 square feet or 0.08 acres, more or less.

www.bursich.com

Pottstown Corporate Office: 2129 East High Street • Pottstown, PA 19464 • 610.323.4040 • 610.323.8240 (f)

Southampton: 706 Lakeside Drive • Southampton, PA 18966 • 215.364.2520 • 215.364.1047 (f)

Leesport: Schoolside Plaza, Suite A8 • 5 South Centre Avenue, P.O. Box 779 • Leesport, PA 19533 • 610.916.7175 • 610.916.7188 (f)

MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this __ day of _____ _____, 200_, between Rouse/Chamberlin, Ltd, a Pennsylvania Limited Partnership (hereinafter called "Developer") and EAST FALLOWFIELD TOWNSHIP, a township of the second class, of Chester County, Pennsylvania (hereinafter called "Township").

WHEREAS, Developer has applied for and obtained permission to develop and subdivide certain lands pursuant to the East Fallowfield Township Subdivision and Land Development Ordinance and as may hereafter be amended, more fully described in Plan Book17297, page 1, as more fully appears in the Office of the Recorder of Deeds in and for Chester County, in accordance with the terms and conditions of the final approval as set forth in a letter from the Board of Supervisors of the Township, dated the 30 day of September, 2004, and in accordance with certain plans of subdivision designated as Land Development and Subdivision Plan, for Providence Hill, prepared by Edward B. Walsh & Associates, Inc, dated December 12, 2003 last revised December 22 , 2004;

WHEREAS, Developer has installed, constructed and completed certain improvements, as more fully described in Exhibit "A" attached hereto and made a part hereof, in accordance with the aforesaid plan and approval ("Public Improvements"); and

WHEREAS, Developer has offered to dedicate said Public Improvements to the Township; and

WHEREAS, Developer agrees to install certain handicapped ramps, as more fully described in the Township Engineer's letter of July 21, 2010, attached hereto and made a part hereof as Exhibit "B", and missing landscaping, as more fully described in Exhibit "C", attached hereto and made a part hereof (Collectively refereed to as the "Handicapped and Landscape Improvements"); and

WHEREAS, it is a condition of acceptance that the Developer give appropriate security to secure the structural integrity of said Public Improvements, as well as the functioning thereof

in accordance with the design and specifications as depicted on the final plan and completion of the installation of the Handicapped and Landscape Improvements.

NOW, THEREFORE, intending to be legally bound, the parties hereto do agree as follows:

1. The Developer covenants that it shall well and truly repair or replace all defects in workmanship and materials appearing in the Public Improvements and shall repair all defects and damage caused by lack of structural integrity or failure of the Public Improvement to function in accordance with the design and specifications as depicted on the final plans where said defects appear within eighteen (18) months from the date hereof.

2. The Developer covenants that it shall install the Handicapped and Landscape Improvements, the handicapped ramps within thirty (30) days of said dedication of the Public Improvements and the landscaping by no later then November 1, 2010. The Handicapped and Landscape Improvements shall be constructed at the Developer's own expense and without any expense or cost whatsoever to the Township in substantial conformity to the Township's requirements and specifications and to the Township Engineer's satisfaction. The Handicapped and Landscape Improvements shall be completed in a good and workmanlike manner and must be inspected by the Township Engineer. Developer's failure to complete the Handicapped and Landscape Improvements by the dates specified above, shall be considered a default, and the Township shall have the right, but not the obligation, to complete the installation and draw on the financial security, required under paragraph 3 hereof, to cover all costs and expenses incurred by the Township to complete the installation of the Handicapped and Landscape Improvements.

3. It is a condition precedent to this agreement that the Developer shall furnish to the Township appropriate security in forms satisfactory to the Township conditioned upon the performance of Developer's obligations, including but not limited to the installation of the Handicapped and Landscape Improvements, as set forth in this agreement. Said security shall be in the form of a bond with surety or a federal or commonwealth chartered lending institution irrevocable letter of credit or restrictive or escrow account in such a lending institution or any other financial security approved by the Township. The financial security shall be in an amount equal to fifteen percent (15%) of the cost of improvements.

4. Although the amount of the security shall be limited to fifteen percent (15%) of the cost of the Public Improvements, the Developer shall be liable for the full cost of repair or

replacement due to defects in workmanship and materials appearing in the Public Improvements and for the full cost of repair of all defects or damage caused by lack of structural integrity or failure for the Public Improvement to function in accordance with the design and specifications as depicted on the final plan where said defects appear within eighteen (18) months from the date hereof and for the full cost of completion of the installation of the Landscape and Handicapped Improvements.

ATTEST:

EAST FALLOWFILED TOWNSHIP

By:_____

Title: _____

_____

Township Secretary
(Corporate Seal)

ATTEST:

ROUSE/CHAMBERLIN LTD,
by R/C Management Corp,
it's General Partner:

By:_____

Title: _____

_____

Secretary
(Corporate Seal)

EXHIBIT A

LIST OF IMPROVEMENTS

EXHIBIT B

DELL PENNA LETTER OF JULY 21, 2010

Della Penna Engineering, Inc.
21 Whitetail Lane
Parkesburg, PA 19365

Phone: 610-857-0045 Fax: 610-857-0046

July 21, 2010

RECEIVED
JUL 27 2010
BY: Denise Moen

East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Providence Hill
MPC Section 510 Inspection Report and Punchlist #2

Dear Board Members:

Based upon my field observations conducted in late 2009 through present it is my opinion that the roads and site improvements for the above project are complete except as noted below. The following is a list of items that still need to be addressed:

1. Basins 4 and 5 were holding water and were not infiltrating as designed. The developer had submitted a remediation plan to correct the problem. The basins bottoms were modified in accordance with the plan last month and were seeded. They appear to be infiltrating properly now however the orifices on the basin outlet structures still need to be modified per the remediation plan once the vegetation in the basin bottoms is established. The situation should be monitored through the maintenance bond period.
2. The erosion ditch in the swale behind Lot 16 (226 Providence Hill Road) has been repaired however it still needs minor touch up after the recent storms. There is also another area in the central green that requires touch-up. This work is scheduled to be completed this week.
3. It was requested that handicapped ramps be installed at the intersection of Narragansett Lane and Providence Hill Road. Although these were not required on the approved plan the developer has agreed to install these ramps after the Township accepts dedication of the improvements. If the Board accepts this proposal, the work should be done within 30 days after dedication.
4. Resolve outstanding issues with HOA. I have had discussions with members of the HOA who responded favorably that the work is being properly completed. I have not yet received a final letter of completion from the HOA.
5. The hedgerow along Misty Patch Road has not been cut back. This hedgerow was part of the buffer strip on the approved plan and the HOA has stated that they would like it to remain.

6. In conjunction with the dedication, the developer is required to post a maintenance bond to guarantee the structural integrity and functioning of the improvements. The guarantee shall be in a form acceptable to the Township Solicitor and be for a term of eighteen (18) months and equal in amount to fifteen (15) percent of the actual cost of the installed improvements. The total amount escrowed for the improvements, not including the 10% contingency or township inspections, was $3,997,129.82 and 15% of that amount is $599,569.47. In addition, I would recommend a including approximately $15,000.00 for future inspections which represents 15% of the $100,000.00 in inspection fees to date for the project. The maintenance bond should therefore be in the amount of $615,000.00.

7. The deeds of dedication and any other required supporting documentation should be reviewed and approved by the Township Solicitor.

Please feel free to call if you have any questions concerning this letter or the site improvements.

Very Truly Yours,

Christopher R. Della Penna, P.E.
Township Engineer

Cc: Jill Bukata, Township Manager
Vince Pompo, Esq. (via fax)
Rouse Chamberlin Homes (via fax)

EXHIBIT C

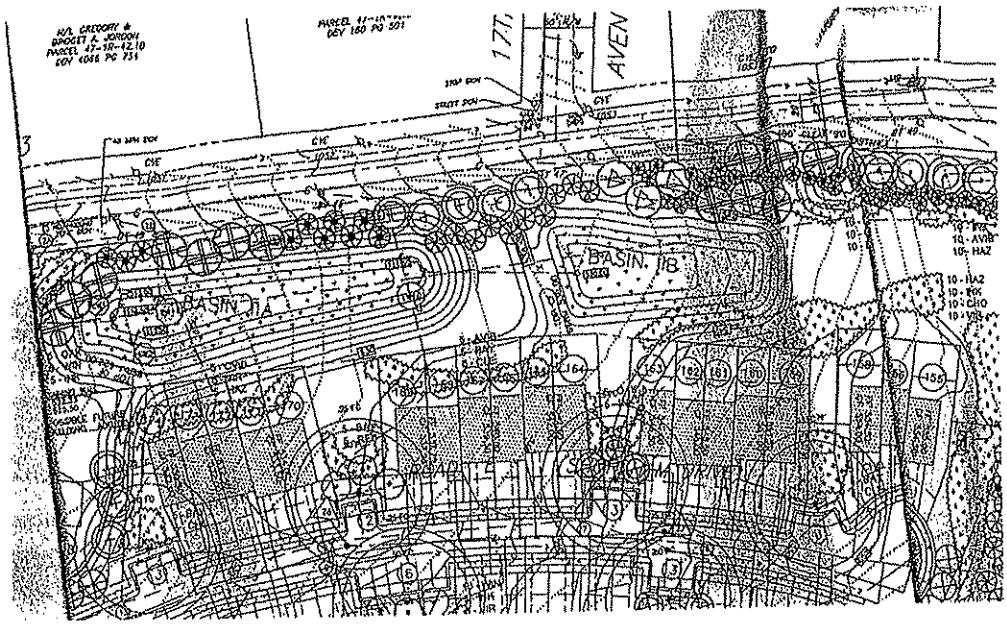
LANDSCAPING LIST

Exhibit C

The following list of trees and shrubs required to be installed in the Providence Hill development during the fall of 2010

3 – Aristocrat Callery Pear Trees 2-2.5" Cal.
3 – Bloodgood London Planetrees 2-2/5" Cal.
5 – Cranberrybush Viburnum (shrub) 24-30" Height
5 – Virginia Sweetspire (shrub) 24-30" Height
5 – Common Witchhazel (shrub) 24-30" Height
5 – Arrowwood Viburnum (shrub) 24-30" Height
5 – Northern Bayberry (shrub) 24-30" Height
5 – Summersweet Clethera (shrub) 24-30" Height

In the locations highlighted on the diagram below (excerpt of Providence Hill Subdivision and Land Development plans sheet 33 of 36, last revised 8-19-04)



DRAFT LETTER OF CREDIT

OUR CREDIT NO.	ISSUE DATE	EXPIRY DATE	LETTER OF CREDIT AMOUNT
	08/24/10	03/09/12	$615,000.00

BENEFICIARY
EAST FALLOWFIELD TOWNSHIP
2264 STRASBURG ROAD
EAST FALLOWFIELD, PA 19320

APPLICANT
ROUSE/CHAMBERLIN, LTD.
500 EXTON COMMONS
EXTON, PA 19341

DEAR BENEFICIARY

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN YOUR FAVOR, AS BENEFICIARY, WHICH IS AVAILABLE BY PAYMENT AGAINST THE FOLLOWING DOCUMENTS:

1) A DRAFT AT SIGHT DRAWN ON WELLS FARGO BANK, N.A. IN THE FORM OF EXHIBIT "A" ATTACHED HERETO.

2) A DATED, TYPEWRITTEN STATEMENT ON THE LETTERHEAD OF AND PURPORTEDLY SIGNED BY AN AUTHORIZED OFFICER OF EAST FALLOWFIELD TOWNSHIP STATING THEREIN: "EAST FALLOWFIELD TOWNSHIP HAS DETERMINED THAT ROUSE/CHAMBERLIN LTD. HAS NOT PERFORMED IN ACCORDANCE WITH THE MAITENANCE AGREEMENT DATED AUGUST 24, 2010 BETWEEN EAST FALLOWFIELD TOWNSHIP AND ROUSE/CHAMBERLIN, LTD. WRITTEN NOTICE WAS SENT ON _____ TO ROUSE/CHAMBERLIN, LTD. AND ROUSE/CHAMBERLIN HAS BEEN GIVEN TEN (10) BUISNESS DAYS TO COMMENCE CORRECTIVE ACTION. NO CORRECTIVE ACTION HAS COMMENCE, THEREFORE WE DEMAND PAYMENT OF USD (SUPPLY AMOUNT) UNDER WELLS FARGO BANK, N.A. STANDBY LETTER OF CREDIT NO._____"

3) THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL, AMENDMENTS, IF ANY, FOR OUR ENDORSEMENT. (IF YOUR DEMAND REPRESENTS A PARTIAL DRAWING HEREUNDER, WE WILL ENDORSE THE ORIGINAL CREDIT AND RETURN SAME TO YOU FOR POSSIBLE FUTURE CLAIMS. IF, HOWEVER, YOUR DEMAND REPRESENTS A FULL DRAWING OR IF SUCH DRAWING IS PRESENTED ON THE DAY OF THE RELEVANT EXPIRATION DATE HEREOF, WE WILL HOLD THE ORIGINAL FOR OUR FILES AND REMOVE SAME FROM CIRCULATION.)

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED OR AMPLIFIED BY REFERENCE TO ANY DOCUMENT OR INSTRUMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS (LETTER OF CREDIT) RELATES AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY DOCUMENT OR INSTRUMENT.

WE ENGAGE WITH YOU THAT ALL DOCUMENTS PRESENTED IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED BY US IF DELIVERED TO EITHER OF OUR FOLLOWING LOCATIONS:

WELLS FARGO BANK, N.A.
401 LINDEN STREET
MAIL CODE D4004-017
WINSTON-SALEM, NC 27101
ATTN: STANDBY LETTER OF CREDIT DEPT.

-OR-

WELLS FARGO BANK, N.A.
101 N. INDEPENDENCE MALL EAST
MAIL CODE Y1372-033
PHILADELPHIA, PA 19106

IF THE DOCUMENTS ARE PRESENTED TO THE PHILADELPHIA ADDRESS THEY MUST ALSO BE FAXED BY THE BENEFICIARY TO 336-735-0952 THE SAME DAY IN ORDER TO BE DEEMED A PRESENTATION.

EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED HEREIN THIS LETTER OF CREDIT IS SUBJECT 'TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE. PUBLICATION NO. 590 ("ISP98").

DRAFT LETTER OF CREDIT

SINCERELY
WELLS FARGO BANK, N.A.

_____
AUTHORIZED SIGNATURE

THE ORIGINAL OF THIS LETTER OF CREDIT CONTAINS AN EMBOSSED SEAL OVER THE AUTHORIZED SIGNATURE.

PLEASE DIRECT ANY CORRESPONDENCE OF INQUIRY QUOTING OUR REFERENCE NUMBER TO:

WELLS FARGO BANK, N.A.
401 LINDEN STREET, MAIL CODE D4004-017
WINSTIN-SALEM, NC 27101
ATTN: STANDBY LETTER OF CREDIT DEPT.

OUR CUSTOMER CARE PHONE NUMBER FOR ANY QUERIES IS 800-776-3862
OUR FAX NUMBER IS 336-735-0950

DRAFT LETTER OF CREDIT

EXHIBIT A

SIGHT DRAFT

(INSERT DATE OF DRAWING)

PAY TO THE ORDER OF EAST FALLOWFIELD TOWNSHIP (INSERT AMOUNT OF DRAFT)

VALUE RECEIVED AND CHARGE THE SAME TO ACCOUNT OF ROUSE/CHAMBERLIN, LTD. APPLICANT UNDER STANDBY LETTER OF CREDIT NO. _____ ISSUED BY WELLS FARGO BANK, N.A.

EAST FALLOWFIELD TOWNSHIP

_____	_____	_____
AUTHORIZED SIGNATURE	PRINTED NAME	TITLE

TO:

WELLS FARGO BANK, N.A.
401 LINDEN STREET
MAIL CODE D4004-017
WINSTON-SALEM, NC 27101
ATTN: STANDBY LETTER OF CREDIT DEPT.

-OR-

WELLS FARGO BANK, N.A.
101 N. INDEPENDENCE MALL EAST
MAIL CODE Y1372-033
PHILADELPHIA, PA 19106

NO. (INSERT # OF SIGHT DRAFT)

Commonwealth

Land Services USA, Inc.

2 Logan Square, Suite 1101
Philadelphia, PA 19103
215-563-5468
215-568-8219

Commonwealth Land Title Insurance Company

Record Owner and Lien Certificate

Effective Date: 04/30/2009

TW File # 2899528MB
File # PAACC09-3565AC

Premises: Bellvue Drive
East Fallowfield Township
Chester County, PA
Providence Hill Road
East Fallowfield Township
Chester County, PA
Portsmouth Lane
East Fallowfield Township
Chester County, PA
Narragansett Lane
East Fallowfield Township
Chester County, PA
Shoreham Drive
East Fallowfield Township
Chester County, PA
Cottage Lane
East Fallowfield Township
Chester County, PA
West Chester Road
East Fallowfield Township
Chester County, PA
Misty Patch Road
East Fallowfield Township
Chester County, PA
Watch Hill Road
East Fallowfield Township
Chester County, PA

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

Description

Parcel 1:
ALL THAT CERTAIN tract of land known as Portsmouth Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates, entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the Northerly right of way line of Providence Hill Road and the common boundary corner of lot 63;

THENCE 1) Along the right of way line of Providence Hill Road South 85 degrees 54 minutes 47 seconds West, a distance of 37.22 feet to a point of curvature;

THENCE 2) Along the same on a curve concave to the left having a radius of 325.00 feet and an arc length of 58.58 feet to a point of reverse curve on the boundary line of Open Space E;

THENCE 3) Along Open Space E on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.56 feet with a chord bearing and distance of North 32 degrees 32 minutes 53 seconds East-34.12 feet to a point of curvature;

THENCE 4) Along the same along curve concave to the left having a radius of 600.89 feet and an arc length of 163.10 feet to a point of tangency;

THENCE 5) Along the same North 26 degrees 02 minutes 31 seconds West, a distance of 146.35 feet to a point of curvature;

THENCE 6) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 41.19 feet to a point of reverse curve along the right of way line of Watch Hill Road;

THENCE 7) Along the right of way Line of Watch Hill Road on a curve concave to the right having a radius of 675.00 feet and an arc length of 103.95 feet with a chord bearing and distance of North 63 degrees 57 minutes 29 seconds East-103.85 feet to a point of reverse curve in the boundary line of Lot 81;

THENCE 8) Along Lot 81 on a curve concave to the left having a radius of 25.00 feet and an arc length of 41.19 feet with a chord bearing and distance of South 21 degrees 09 minutes 50 seconds West-36.69 feet to a point of tangency;

THENCE 9) Along the same and lot 82 South 26 degrees 02 minutes 31 seconds East, a distance of 146.35 feet to a point of curvature;

THENCE 10) Along Lot 82, Open Space D, Lot 62 and Lot 63 on a curve concave to the right having a radius of 650.89 feet and an arc length of 181.98 feet to a point of compound curvature;

Commonwealth

THENCE 11) Along Lot 82 along a curve to the left having a radius of 25.00 feet and an arc length of 36.68 feet to the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Parcel 2:
ALL THAT CERTAIN tract of land known as Providence Hill Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates, entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the Southerly right of way line of West Chester Road and Open Space A, said point being;

THENCE 1) Along the right of way of West Chester Road North 76 degrees 39 minutes 50 seconds East, a distance of 100.58 feet to a point of curvature on the boundary line of Open Space B;

THENCE 2) Along Open Space B on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.06 feet with a chord bearing and distance of South 34 degrees 14 minutes 41 seconds West-33.76 feet to a point of reverse curvature;

THENCE 3) Along the same and lot 218 along a curve to the right having a radius of 755.10 feet and a an arc length of 77.09 feet to a point of tangency;

THENCE 4) Along lot 218 South 02 degrees 22 minutes 39 seconds East, a distance of 100.00 feet to a point of curvature;

THENCE 5) Along Lot 218, the legal right of way of Shoreham Drive and Open Space B on a curve concave to the left having a radius of 175.00 feet and an arc length of 152.69 feet to a point of tangency;

THENCE 6) Along Open Space B South 52 degrees 22 minutes 11 seconds East, a distance of 277.00 feet to a point of curvature;

THENCE 7) Along the same, lots 132, 133, through the right of way of Watch Hill Road, an along lots 3-8 inclusive on a curve concave to the right having a radius of 900.00 feet and an arc length of 717.76 feet to a point of compound curvature;

THENCE 8) Along lots 8 thru 17 inclusive along a curve concave to the right having a radius of 375.00 feet and a an arc length of 605.99 feet to a point of tangency;

THENCE 9) Along lots 17 thru 20 inclusive South 85 degrees 54 minutes 47 seconds West, a distance of 194.22 feet to a point of curvature;

THENCE 10) Along lots 20 thru 22 inclusive on a curve concave to the left having a radius of 275.21 feet and an arc length of 210.80 feet to a point of tangency;

THENCE 11) Along lots 22 thru 27 inclusive South 43 degrees 10 minutes 40 seconds West, a distance of 327.82 feet to a point of curvature;

THENCE 12) Along lots 27 thru 34 inclusive on a curve concave to the right having a radius of 425.00 feet and an arc length of 478.70 feet to a point of tangency;

THENCE 13) Along lot 34, Open Space F, and lot 35 North 72 degrees 17 minutes 15 seconds West, a distance of 103.18 feet to a point of curvature;

THENCE 14) Along lots 35 thru 39 inclusive on a curve concave to the left having a radius of 325.00 feet and an arc length of 372.87 feet to a point of tangency;

THENCE 15) Along lot 39 South 41 degrees 58 minutes 37 seconds West, a distance of 18.98 feet to a point at the common corner of lot 39 and 40;

THENCE 16) Along lot 40 on a curve concave to the left having a radius of 35.00 feet and an arc length of 40.12 feet to a point of compound curvature;

THENCE 17) Along the same and lot 40, Open Space F, and lots 41 thru 43 inclusive along a curve to the right having a radius of 50.00 feet and a an arc length of 214.40 feet to a point of tangency;

THENCE 18) Along lots 43 thru 45 inclusive North 41 degrees 58 minutes 38 seconds East, a distance of 96.44 feet to a point of curvature;

THENCE 19) Along lots 45 thru 50 inclusive on a curve concave to the right having a radius of 375.00 feet and an arc length of 399.08 feet to a point of tangency on the right of way line of Bellevue Drive;

THENCE 20) Along the right of way of Bellevue Drive South 74 degrees 40 minutes 04 seconds East, a distance of 31.15 feet to a point;

THENCE 21) Along the same and lot 52 South 72 degrees 17 minutes 15 seconds East, a distance of 103.18 feet to a point of curvature;

THENCE 22) Along lots 52 thru 57 inclusive on a curve concave to the left having a radius of 375.00 feet and an arc length of 422.38 feet to a point of tangency;

THENCE 23) Along lots 57 thru 60 inclusive and along the right of way of Cottage Lane North 43 degrees 10 minutes 40 seconds East, a distance of 333.49 feet to a point of curvature;

THENCE 24) Along the right of way of Collage Lane, Open Space E, and the right of way of Portsmouth Lane on a curve concave to the right having a radius of 325.00 feet and an arc length of 242.41 feet to a point of tangency;

THENCE 25) Along the right of way of Portsmouth Lane and lots 63 thru 65 inclusive North 85 degrees 54 minutes 47 seconds East, a distance of 194.22 feet to a point of curvature;

THENCE 26) Along lots 65 thru 71 inclusive on a curve concave to the left having a radius of 325.00 feet and an arc length of 525.19 feet to a point of compound curvature;

THENCE 27) Along lots 71 thru 74 inclusive, through the right of way of Watch Hill Road, and along lots 130 and 131 along curve concave to the left having a radius of 850.00 feet and an arc length of 677.89 feet to a point of tangency;

THENCE 28) Along Lot 131, Open Space A and the right of way of Providence Hill Road North 52 degrees 22 minutes 11 seconds West, a distance of 277.00 feet to a point of curvature;

THENCE 29) Along Open Space A on a curve concave to the right having a radius of 225.00 feet and an arc length of 196.32 feet to a point of tangency;

THENCE 30) Along the same North 02 degrees 22 minutes 39 seconds West, a distance of 100.00 feet to a point of curvature;

THENCE 31) Along the same on a curve concave to the left having a radius of 705.01 feet and an arc length of 62.74 feet to a point of compound curvature;

THENCE 32) Along the same along curve concave to the left having a radius of 24.98 feet and an arc length of 41.91 feet to the POINT OF BEGINNING.

Parcel 3:
ALL THAT CERTAIN tract of land known as Narragansett Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point in the common boundary line of the Westerly right of way line of Providence Hill Road and Open Space A;

THENCE 1) Along the right of way line of Providence Hill Road South 52 degrees 22 minutes 11 seconds East, a distance of 102.03 feet to a point of curvature of Open Space A;

THENCE 2) Along Open Space A on a curve concave to the left having a radius of 25.00 feet and an arc length of 34.28 feet with a chord bearing and distance of South 88 degrees 21 minutes 05 seconds West-31.65 feet to a point of tangency;

THENCE 3) Along the same and lots 175 thru 178 inclusive South 49 degrees 04 minutes 22 seconds West, a distance of 107.82 feet to a point of curvature;

THENCE 4) Along lots 178 thru 182 inclusive on a curve concave to the right having a radius of 605.99 feet and an arc length of 118.96 feet to a point of tangency;

THENCE 5) Along lots 182 thru 192 and Open Space A South 59 degrees 58 minutes 48 seconds West, a distance of 374.98 feet to a point of curvature;

THENCE 6) Along Open Space A on a curve concave to the left having a radius of 50.00 feet and an arc length of 52.36 feet to a point of compound curvature;

Commonwealth
LAND TITLE INSURANCE COMPANY

THENCE 7) Along the same and lots 193 thru 196 inclusive along a curve to the right having a radius of 50.00 feet and an arc length of 209.44 feet to a point of tangency at the common corner of lot 196 and Open Space A

THENCE 8) Along Open Space A and lots 197 thru 212 inclusive North 59 degrees 58 minutes 48 seconds East, a distance of 461.58 feet to a point of curvature;

THENCE 9) Along lots 212 thru lot 216 on a curve concave to the left having a radius of 594.74 feet and an arc length of 109.50 feet to a point of tangency;

THENCE 10) Along lots 216, 217 and open Space A North 49 degrees 04 minutes 28 seconds East, a distance of 87.50 feet to a point of curvature;

THENCE 11) Along Open Space A on a curve concave to the left having a radius of 25.00 feet and an arc length of 44.26 feet to a point of tangency in the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Parcel 4:
ALL THAT CERTAIN tract of land known as Bellevue Drive Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates, entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point of cusp on the Northeasterly side of lot 96 boundary line and the common corner of the right of way for Watch Hill Road,

THENCE 1) Along lot 96 North 42 degrees 28 minutes 06 seconds West, a distance of 48.77 feet to a point of curvature;

THENCE 2) Along the same and lots 97 thru 99 on a curve concave to the left having a radius of 225.00 feet and an arc length of 331.91 feet to a point of compound curvature;

THENCE 3) Along lots 99 and 100 along curve concave to the left having a radius of 524.98 feet and a an arc length of 142.93 feet to a point of compound curvature;

THENCE 4) Along lots 100 thru 103 and 89 along on a curve concave to the left having a radius of 425.05 feet and an arc length of 367.51 feet with a chord bearing and distance of South 12 degrees 38 minutes 25 seconds West-356.17 feet and a an arc length of 367.51 feet to a point of tangency;

THENCE 5) South 11 degrees 43 minutes 58 seconds East, a distance of 83.14 feet to a point;

THENCE 6) Along lot 88 South 11 degrees 44 minutes 23 seconds East, a distance of 31.00 feet to a point of curvature;

THENCE 7) Along lots 88, 51, and 52 on a curve concave to the right having a radius of 275.00 feet and an arc length of 141.36 feet to a point of tangency;

Commonwealth

THENCE 8) Along lot 52 South 17 degrees 42 minutes 45 seconds West, a distance of 38.52 feet to a point of curvature;

THENCE 9) Along lot 52 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency in the right of way line of Providence Hill Road;

THENCE 10) Along the right of way line of Providence Hill Road North 72 degrees 17 minutes 15 seconds West, a distance of 66.81 feet to a point of curvature;

THENCE 11) Along the same on a curve concave to the left having a radius of 375.00 feet and an arc length of 31.16 feet to a point of curvature on the common boundary line of lot 50;

THENCE 12) Leaving the right of way line of Providence Hill Road along lot 50 on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.19 feet with a chord bearing and distance of North 60 degrees 19 minutes 57 seconds East-33.86 feet to a point of tangency;

THENCE 13) Along the same North 17 degrees 42 minutes 45 seconds East, a distance of 39.90 feet to a point of curvature;

THENCE 14) Along the same and 104 on a curve concave to the left having a radius of 225.00 feet and an arc length of 115.66 feet to a point of tangency;

THENCE 15) Along lot 104, 105 and 106 North 11 degrees 44 minutes 23 seconds West, a distance of 117.05 feet to a point of curvature;

THENCE 16) Along lots 106 thru 112 inclusive on a curve concave to the right having a radius of 475.00 feet and an arc length of 407.49 feet to a point of compound curvature;

THENCE 17) Along lot 112, a public walking easement, lots 113 and 114 along curve concave to the right having a radius of 575.00 feet and a an arc length of 156.54 feet to a point of compound curvature;

THENCE 18) Along lots 114 thru 120 inclusive along a curve concave to the right having a radius of 275.00 feet and a an arc length of 405.67 feet to a point of tangency;

THENCE 19) Along lot 120 South 42 degrees 26 minutes 06 seconds East, a distance of 48.77 feet to a point on the common boundary line of lot 50 and the right of way of Watch Hill Road;

THENCE 20) Along the right way of Watch Hill Road South 47 degrees 31 minutes 54 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING.

Parcel 5:
ALL THAT CERTAIN tract of land known as Shoreham Drive Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates, entitled "Plan of Subdivision for

Commonwealth

Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point at common boundary corner of Open Space B and the easterly right of way of Providence Hill Road;

THENCE 1) Along the right of way of Providence Hill Road along a curve concave to the right having a radius of 175.00 feet and an arc length of 52.94 feet with a chord bearing and distance of North 37 degrees 20 minutes 08 seconds West - 52.74 feet to a point of reverse curvature in the corner of lot 218;

THENCE 2) Along lot 218 on a curve concave to the left having a radius of 25.00 feet and an arc length of 50.06 feet with a chord bearing and distance of South 64 degrees 14 minutes 03 seconds East-42.10 feet to a point of reverse curvature;

THENCE 3) Along lots 218, 174 thru 170 inclusive, Open Space B, and lots 159 thru 169 inclusive along a curve to the right having a radius of 825.00 feet and an arc length of 550.44 feet to a point of reverse curvature at the common corner of Lot 159 and Open Space B;

THENCE 4) Along Open Space B and lot 158 along a curve to the left having a radius of 50.00 feet and an arc length of 49.85 feet to a point of reverse curvature;

THENCE 5) Along lots 155 thru 158 inclusive and Open Space B along a curve to the right having a radius of 50.00 feet and a an arc length of 212.03 feet to a point of reverse curvature at the common boundary corner of Open Space B and lot 154;

THENCE 6) Along lots 137 thru 154 inclusive and Open Space B along a curve to the left having a radius of 775.00 feet and a an arc length of 605.44 feet to a point of compound curvature;

THENCE 7) Along Open Space B along curve concave to the left having a radius of 25.00 feet and a an arc length of 45.26 feet to the right of way of Providence Hill Road, the POINT OF BEGINNING.

Parcel 6:
ALL THAT CERTAIN tract of land known as Cottage Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates, entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the northerly right of way of Providence Hill Road and the common corner of Open Space E;

THENCE 1) Along the right of way of Providence Hill Road along a curve concave to the left having a radius of 325.00 feet and an arc length of 31.45 feet with a chord bearing and distance of South 45 degrees 57 minutes 01 seconds West - 31.44 feet to a point of tangency;

THENCE 2) Along the same South 43 degrees 10 minutes 40 seconds West, a distance of 66.18 feet to a point at the common boundary corner of Lot 60;

THENCE 3) Along lot 60 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of North 01 degrees 49 minutes 20 seconds West-35.36 feet to a point of tangency;

THENCE 4) Along lots 60, 61 and 83 North 46 degrees 49 minutes 20 seconds West, a distance of 245.54 feet to a point of curvature;

THENCE 5) Along lot 83 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency on the right of way line of Watch Hill Road;

THENCE 6) Along the right of way of Watch Hill Road North 43 degrees 10 minutes 40 seconds East, a distance of 100.00 feet to a point of curvature at the common boundary corner of Open Space E;

THENCE 7) Along Open Space E on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of South 01 degrees 49 minutes 20 seconds East-35.36 feet to a point of tangency;

THENCE 8) Along the same South 46 degrees 49 minutes 20 seconds East, a distance of 247.17 feet to a point of curvature;

THENCE 9) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 36.85 feet to a point of tangency in the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Parcel 7:
ALL THAT CERTAIN tract of land known as West Chester Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates, entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the southerly legal right of way of West Chester Road and Open Space B;

THENCE 1) Along Open Space B South 13 degrees 17 minutes 01 seconds East, a distance of 10.00 feet to a point;

THENCE 2) Along the same and the right of way of Providence Hill Road South 76 degrees 40 minutes 09 seconds West, a distance of 112.50 feet to a point at a boundary corner of Open Space A;

THENCE 3) Along Open Space A South 76 degrees 26 minutes 06 seconds West, a distance of 257.19 feet to a point;

THENCE 4) Along the same North 13 degrees 33 minutes 54 seconds West, a distance of 10.00 feet to a point in the legal right of way line of West Chester Road;

THENCE 5) Along the legal right of way of West Chester Road North 76 degrees 26 minutes 06 seconds East, a distance of 212.22 feet to a point;

THENCE 6) Along the same North 76 degrees 35 minutes 15 seconds East, a distance of 139.30 feet to a point;

THENCE 7) Along the same North 76 degrees 42 minutes 58 seconds East, a distance of 18.22 feet to the POINT OF BEGINNING.

Parcel 8:
ALL THAT CERTAIN tract of land known as Misty Patch Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" project no. 044526.01 dated August 18, 2009, Last revised August 31, 2009 being more fully described as follows;

BEGINNING at a point on a curve on the southerly right-of-way of West Chester Road (T-453 60' wide), said point being a corner to this and Open Space B;

THENCE 1) Along said right-of-way on a curve concave to the right having a radius of 828.00 feet and an arc length of 16.74 feet with a chord bearing and distance of South 87 degrees 40 minutes 24 seconds East - 16.74 feet to a point in and along the bed of Misty Patch Road (T-394 50' wide);

THENCE 2) In and along said road South 03 degrees 34 minutes 18 seconds East, a distance of 954.53 feet to a point;

THENCE 3) In and along the same South 04 degrees 13 minutes 18 seconds East, a distance of 116.60 feet to a point on a curve along Open Space C;

THENCE 4) Along Open Space C on a curve concave to the right having a radius of 1,093.50 feet and an arc length of 207.21 feet with a chord bearing and distance of North 08 degrees 54 minutes 54 seconds West-206.90 feet to a point of tangency;

THENCE 5) Along the same, the easterly terminus of Watch Hill Road (50' wide) and Open Space B North 03 degrees 29 minutes 12 seconds West, a distance of 866.85 feet to the POINT OF BEGINNING.

Parcel 9:
ALL THAT CERTAIN tract of land known as Watch Hill Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" project no. 044526.01 dated August 18, 2009, being more fully described as follows;

BEGINNING at a point on the westerly right of way of Misty Patch Road and Open Space B;

THENCE 1) Along the right of way of Misty Patch Road South 03 degrees 29 minutes 12 seconds East, a distance of 100.00 feet to a point of curvature at the boundary corner of Open Space C;

THENCE 2) Leaving the right of way of Misty Patch Road and along Open Space C on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of North 48 degrees 29 minutes 12 seconds West-35.36 feet to a point of tangency;

THENCE 3) Along Open Space C and Lot 1 South 86 degrees 30 minutes 48 seconds West, a distance of 118.73 feet to a point of curvature;

THENCE 4) Along lots 1 thru 3 inclusive on a curve concave to the left having a radius of 400.00 feet and an arc length of 197.11 feet to a point of compound curvature;

THENCE 5) Along lot 3 along curve concave to the left having a radius of 25.00 feet and a an arc length of 39.84 feet to a point of tangency in the right of way line of Providence Hill Road;

THENCE 6)Along the right of way of Providence Hill Road South 43 degrees 57 minutes 21 seconds West, a distance of 51.40 feet to a point of curvature on the boundary line of Lot 74;

THENCE 7) Along lot 74 on a curve concave to the left having a radius of 25.00 feet and an arc length of 45.77 feet with a chord bearing and distance of North 84 degrees 42 minutes 14 seconds West-39.64 feet to a point of compound curvature;

THENCE 8) Along the same along curve concave to the left having a radius of 400.00 feet and a an arc length of 88.68 feet to a point of tangency;

THENCE 9) Along lots 74 thru 76 inclusive South 30 degrees 08 minutes 39 seconds West, a distance of 130.00 feet to a point of curvature;

THENCE 10) Along lots 76 thru lot 80 inclusive on a curve concave to the right having a radius of 325.00 feet and an arc length of 234.45 feet to a point of tangency;

THENCE 11) Along lots 80 and 81 South 71 degrees 28 minutes 36 seconds West, a distance of 100.00 feet to a point of curvature;

THENCE 12) Along lot 81 and Open Space E on a curve concave to the left having a radius of 675.00 feet and an arc length of 282.09 feet to a point of tangency;

THENCE 13) Along Open Space E and Lot 83 South 43 degrees 10 minutes 40 seconds West, a distance of 224.50 feet to a point of curvature;

THENCE 14) Along lot 88 thru 83 inclusive on a curve concave to the right having a radius of 675.00 feet and an arc length of 413.31 feet to a point of reverse curvature;

THENCE 15) Along lot 88 along a curve to the left having a radius of 25.00 feet and a an arc length of 39.27 feet to a point of tangency in the right of way line of Bellevue Drive;

THENCE 16) Along the right of way line of Bellevue Drive North 11 degrees 44 minutes 23 seconds West, a distance of 86.05 feet to a point on the boundary line of Lot 89;

THENCE 17) Along Lot 89 on a curve concave to the right having a radius of 425.00 feet and an arc length of 14.82 feet to a point of compound curvature;

THENCE 18) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 40.15 feet with a chord bearing and distance of South 55 degrees 45 minutes 08 seconds East-35.97 feet to a point;

THENCE 19) Along lots 89 thru 93 inclusive along curve concave to the left having a radius of 625.00 feet and a an arc length of 382.44 feet to a point of tangency;

THENCE 20) Along lots 93 thru 96 inclusive North 43 degrees 10 minutes 40 seconds East, a distance of 224.50 feet to a point;

THENCE 21) Along lot 96 on a curve concave to the right having a radius of 725.00 feet and an arc length of 6.73 feet to a point of compound curvature;

THENCE 22) Along the same along a curve to the left having a radius of 25.00 feet and a an arc length of 37.61 feet to a point of tangency on the right of way line of Bellevue Drive;

THENCE 23) Along the right of way line of Bellevue Drive North 47 degrees 31 minutes 54 seconds East, a distance of 50.00 feet to a point of curvature in the boundary line of Lot 120;

THENCE 24) Along lot 120 on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.60 feet with a chord bearing and distance of South 85 degrees 33 minutes 25 seconds East-34.16 feet to a point of compound curvature;

THENCE 25) Along the same and lots 121 thru 123 inclusive along a curve to the right having a radius of 725.00 feet and a an arc length of 254.62 feet to a point of tangency;

THENCE 26) Along lots 123 thru 125 inclusive North 71 degrees 28 minutes 36 seconds East, a distance of 100.00 feet to a point of curvature;

THENCE 27) Along lots 125 thru 127 inclusive on a curve concave to the left having a radius of 275.00 feet and an arc length of 198.38 feet to a point of tangency;

THENCE 28) Along lots 127 thru 129 inclusive North 30 degrees 08 minutes 39 seconds East, a distance of 130.00 feet to a point of curvature;

THENCE 29) Along lots 129 and 130 on a curve concave to the right having a radius of 450.00 feet and an arc length of 118.74 feet to a point of compound curvature;

THENCE 30) Along Lot 130 along a curve to the left having a radius of 25.00 feet and a an arc length of 36.90 feet to point of tangency in the right of way line of Providence Hill Road;

THENCE 31) Along the right of way line of Providence Hill Road North 51 degrees 53 minutes 22 seconds East, a distance of 50.01 feet to a point of curvature in the boundary line of lot 133;

THENCE 32) Along Lot 133 on a curve concave to the left having a radius of 25.00 feet and an arc length of 36.38 feet with a chord bearing and distance of South 80 degrees 56 minutes 13 seconds East-33.26 feet to a point of compound curvature;

THENCE 33) Along the same and lot 134 thru136 inclusive on a curve concave to the right having a radius of 450.00 feet and an arc length of 229.08 feet with a chord bearing and distance of North 71 degrees 55 minutes 48 seconds East-226.61 feet to a point of tangency;

THENCE 34) Along Lot 136 and Open Space B North 86 degrees 30 minutes 48 seconds East, a distance of 118.73 feet to a point of curvature;

THENCE 35) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency in the boundary line of Misty Patch Road, the POINT OF BEGINNING.

BEING part of UPI No. 47-5-112

Being part of the same premises which Ming-Hung Chen and Tsui-Sun Chen, husband and wife, by Deed dated December 29, 2004, and recorded December 30, 2004, in Chester County in Record Book 6377, Page 485, conveyed unto Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, in fee.

1. TAXES:
   Receipts for Township, County and School Taxes for the three prior years to be produced.
   Township, County and School Taxes for the current year 2009
   Assessment - not separately assessed
   part of UPI No. 47-5-112

2. WATER AND SEWER RENTS:
   Receipts for Water and Sewer Rents for the three prior years to be produced.
   Water and Sewer Rents for the current year 2009.

3. MECHANICS AND MUNICIPAL CLAIMS: NONE

4. MORTGAGES:

Removed
Released 8/14/09
RB 7749 pg 900
and
9/4/09 RB7766 pg 24

   A. Amount: $13,000,000.00 and $3,600,000.00 (Open-End Mortgage and Security Agreement)
   Mortgagor: Rouse/Chamberlin, LTD., a Pennsylvania limited partnership
   Mortgagee: Wachovia Bank, National Association
   Dated: December 29, 2004, and Recorded December 30, 2004, in Record Book 6377, Page 645.

   NOTE: Covers additional property.

   NOTE: Subject premises must be released from the above Mortgage

5. JUDGMENTS: NONE

EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.

2. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Rights or claims of parties in possession of the land not shown by the public record.

4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.

5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.

6. Reserving nevertheless to Grantor, its successors and assigns, such easements for construction, installation, repair and replacement of storm water management facilities, sewer facilities, and utilities serving the lots conveyed hereby and other portions of the property owned by the Grantor as depicted on the subdivision plan referenced above, or at such other locations as Grantor may determine to be feasible which do not interfere with the use of the open space areas on the lots conveyed by this deed, which easements may be subsequently assigned or conveyed by Grantor to East Fallowfield Township or other governmental authorities and public utilities in connection with dedication thereof. By accepting delivery of this deed, Grantee, and any successor in interest to Grantee, agrees: (1) to execute such deeds of dedication or other instruments as East Fallowfield Township or other governmental authorities or public utilities may require to effectuate such assignment, conveyance or dedication, and (2) that no change in grade shall be permitted to be made by Grantee or its assigns in the line of any swale or ditch nor shall any obstructions be permitted to be placed therein.

7. Conditions disclosed by survey made by Edward B. Walsh & Associates, Inc. dated December 12, 2003, last revised December 22, 2004, and recorded as Plan File No. 17297:-building setback lines, clear sight triangles, notes, conditions and easements.

8. Sewer Facilities Agreement by and between Ming-Hung Chen, et ux., and East Fallowfield Township, dated November 5, 2003, recorded in Record Book 6042, Page 2144.

9. Memorandum of Regional Sewer Facilities Agreement by and between Stone Creek Homes, LLC, and Rouse/Chamberlin, Ltd., et al., dated December 1, 2003, recorded in Record Book 6042, Page 2154; Confirmation and Ratification Of Regional Sewer Facilities Agreement, dated December 29, 2004, recorded in Record Book 6377, Page 557.

10. Memorandum by Rouse/Chamberlin, Ltd., dated December 29, 2004, recorded in Record Book 6377, Page 490.

11. Agreement Prohibiting Development and Conveyance by and between Rouse/Chamberlin, Ltd., and the Township of East Fallowfield, dated December 28, 2004, recorded in Record Book 6377, Page 519.

12. Subdivision and Land Development Agreement by and between Rouse/Chamberlin, Ltd., and the Township of East Fallowfield, dated December 28, 2004, recorded in Record Book 6377, Page 532.

13. Declaration of Covenants, Conditions and Restrictions for Providence Hill, a Residential Community, by Rouse/Chamberlin, Ltd., dated December 27, 2004, recorded in Record Book 6377, Page 561; Amended and Restated Declaration of Covenants, Conditions and Restrictions for Providence Hill, a Planned Residential Community, dated October 21, 2005, recorded in Record Book 6674, Page 304; and any Amendments thereto.

14. Certification of Posting of Financial Security and Partial Termination of Restriction, dated December 28, 2004, recorded in Record Book 6377, Page 641.

15. Certification of Posting of Financial Security and Partial Termination of Restriction, dated September 28, 2005, recorded in Record Book 6637, Page 1029.

16. Confirmation of Easement Agreement by and between Rouse/Chamberlin, Ltd., and Baker Residential of Pennsylvania, LLC, dated October 21, 2005, recorded in Record Book 6674, Page 407.

17. Certification of Posting of Financial Security and Partial Termination of Restriction, dated August 25, 2006, recorded in Record Book 7001, Page 1661.

NOTE:

The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until the Certificate is converted into a Title Report, Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or the removal of items and exceptions will not be made on this certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

Commonwealth
LAND TITLE INSURANCE COMPANY

Philadelphia & PA Commercial Title Production Center
123 N. Olive Street Media, PA 19063
Phone: 610.566.1337 Fax: 610.566.9186

July 15, 2010

COMMONWEALTH LAND TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT:

Based upon a continuation search of our title no. 3198627 (old #2899528 PAACC09-3565) from 04/30/2009 to 06/10/2010 in the various offices of Chester County there was nothing further except the following items listed below. This letter does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as an Abstractor for its negligence, mistakes or omissions in a sum not exceeding the cost of this search.

1. Premises not assessed for tax purposes.

LAND SERVICES USA (WEST 09/04/2009 09:21A 10960060 Page 1 of 10 B-7766 P-24

This Document Recorded 09/04/2009 09:21AM State RTT: 0.00 Local RTT: 0.00 Doc Code: MSA Chester County, Recorder of Deeds Office Recorded Electronically by Simplifile

Doc Id: 10960060 Receipt #: 471807 Rec Fee: 40.50

PREPARED BY AND RETURN TO:
LAND SERVICES USA, INC.
602 E. Baltimore Pike, Suite 100
Media, PA 19063
610-566-1335

UPI # (beds of roads; no UPI #s required)

RELEASE OF MORTGAGE

TO ALL TO WHOM THESE PRESENTS SHALL COME,

Wachovia Bank, National Association sends greetings:

Whereas, Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership by Indenture bearing the date of December 29, 2004 and recorded in the Office of the Recorder of Deeds of Chester County on December 30, 2004 in Record Book 6377 page 645 granted and conveyed unto Wachovia Bank, National Association, the premises therein particularly described, to secure the payment of a certain debt or principal sum of Thirteen Million and Three Million Six-Hundred Thousand Dollars ($13,000,000.00 and $3,600,000.00) lawful money, etc., with interest as therein mentioned, And whereas, the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership has requested the said Wachovia Bank, National Association release the Premises hereinafter described, the said mortgaged Premises, from the lien and operation of said mortgage:

NOW THEREFORE KNOW YE, that it the said Wachovia Bank, National Association as well in consideration of the Premises as of the sum of One Dollar ($1.00) lawful money, to it in hand paid by the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership at the time of the execution hereof, the receipt whereof is hereby acknowledged, has remised, release, quit-claimed, exonerated and discharged, and by these presents, does remise, release, quit-claim, exonerate and discharge unto the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, All that

Ryan Costello
RECORDER OF DEEDS

See Exhibits A, B, C, D and E

To Hold the same, with the appurtenances, unto the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, forever freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof. Provided, always, nevertheless, that nothing herein contained shall in any way affect, alter or diminish the lien or encumbrance of the afore-said mortgage on the remaining part of said mortgaged Premises or the remedies at law for recovering thereout or against the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, the Thirteen Million and Three Million Six Hundred Thousand Dollars ($13,000,000.00 and $3,600,000.00) principal sum, with interest, secured by said mortgage.

In witness whereof, the said Wachovia Bank, National Association has caused its common or corporate seal to be hereunto affixed and duly attested this 1st day of September, 2009.

Wachovia Bank, National Association

BY: Jon-Paul Hickey, Vice President

ATTEST:

EXHIBIT "A"

ALL THAT CERTAIN tract of land known as West Chester Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the southerly legal right of way of West Chester Road and Open Space B;

THENCE 1) Along Open Space B South 13 degrees 17 minutes 01 seconds East, a distance of 10.00 feet to a point;

THENCE 2) Along the same and the right of way of Providence Hill Road South 76 degrees 40 minutes 09 seconds West, a distance of 112.50 feet to a point at a boundary corner of Open Space A;

THENCE 3) Along Open Space A South 76 degrees 26 minutes 06 seconds West, a distance of 257.19 feet to a point;

THENCE 4) Along the same North 13 degrees 33 minutes 54 seconds West, a distance of 10.00 feet to a point in the legal right of way line of West Chester Road;

THENCE 5) Along the legal right of way of West Chester Road North 76 degrees 26 minutes 06 seconds East, a distance of 212.22 feet to a point;

THENCE 6) Along the same North 76 degrees 35 minutes 15 seconds East, a distance of 139.30 feet to a point;

THENCE 7) Along the same North 76 degrees 42 minutes 58 seconds East, a distance of 18.22 feet to the POINT OF BEGINNING.

Containing 3,690 square feet or 0.08 acres, more or less.

EXHIBIT "B"

ALL THAT CERTAIN tract of land known as Cottage Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the northerly right of way of Providence Hill Road and the common corner of Open Space E;

THENCE 1) Along the right of way of Providence Hill Road along a curve concave to the left having a radius of 325.00 feet and an arc length of 31.45 feet with a chord bearing and distance of South 45 degrees 57 minutes 01 seconds West - 31.44 feet to a point of tangency;

THENCE 2) Along the same South 43 degrees 10 minutes 40 seconds West, a distance of 66.16 feet to a point at the common boundary corner of Lot 60;

THENCE 3) Along lot 60 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of North 01 degrees 49 minutes 20 seconds West-35.36 feet to a point of tangency;

THENCE 4) Along lots 60, 61 and 83 North 46 degrees 49 minutes 20 seconds West, a distance of 245.54 feet to a point of curvature;

THENCE 5) Along lot 83 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency on the right of way line of Watch Hill Road;

THENCE 6) Along the right of way of Watch Hill Road North 43 degrees 10 minutes 40 seconds East, a distance of 100.00 feet to a point of curvature at the common boundary corner of Open Space E;

THENCE 7) Along Open Space E on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of South 01 degrees 49 minutes 20 seconds East-35.36 feet to a point of tangency;

THENCE 8) Along the same South 46 degrees 49 minutes 20 seconds East, a distance of 247.17 feet to a point of curvature;

THENCE 9) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 36.85 feet to a point of tangency in the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Containing 15,293 square feet or 0.35 acres, more or less.

EXHIBIT "C"

ALL THAT CERTAIN tract of land known as Shoreham Drive Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point at common boundary corner of Open Space B and the easterly right of way of Providence Hill Road;

THENCE 1) Along the right of way of Providence Hill Road along a curve concave to the right having a radius of 175.00 feet and an arc length of 52.94 feet with a chord bearing and distance of North 37 degrees 20 minutes 08 seconds West - 52.74 feet to a point of reverse curvature in the corner of lot 218;

THENCE 2) Along lot 218 on a curve concave to the left having a radius of 25.00 feet and an arc length of 50.06 feet with a chord bearing and distance of South 64 degrees 14 minutes 03 seconds East-42.10 feet to a point of reverse curvature;

THENCE 3) Along lots 218, 174 thru 170 inclusive, Open Space B, and lots 159 thru 169 inclusive along a curve to the right having a radius of 825.00 feet and an arc length of 550.44 feet to a point of reverse curvature at the common corner of Lot 159 and Open Space B;

THENCE 4) Along Open Space B and lot 158 along a curve to the left having a radius of 50.00 feet and an arc length of 49.85 feet to a point of reverse curvature;

THENCE 5) Along lots 155 thru 158 inclusive and Open Space B along a curve to the right having a radius of 50.00 feet and a an arc length of 212.03 feet to a point of reverse curvature at the common boundary corner of Open Space B and lot 154;

THENCE 6) Along lots 137 thru 154 inclusive and Open Space B along a curve to the left having a radius of 775.00 feet and a an arc length of 605.44 feet to a point of compound curvature;

THENCE 7) Along Open Space B along curve concave to the left having a radius of 25.00 feet and a an arc length of 45.26 feet to the right of way of Providence Hill Road, the POINT OF BEGINNING.

Containing 39,249 square feet or 0.90 acres, more or less.

EXHIBIT D

ALL THAT CERTAIN tract of land known as Misty Patch Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" project no. 044526.01 dated August 18, 2009, Last revised August 31, 2009 being more fully described as follows;

BEGINNING at a point on a curve on the southerly right-of-way of West Chester Road (T-453 60' wide), said point being a corner to this and Open Space B;

THENCE 1) Along said right-of-way on a curve concave to the right having a radius of 828.00 feet and an arc length of 16.74 feet with a chord bearing and distance of South 87 degrees 40 minutes 24 seconds East - 16.74 feet to a point in and along the bed of Misty Patch Road (T-394 50' wide);

THENCE 2) In and along said road South 03 degrees 34 minutes 18 seconds East, a distance of 954.53 feet to a point;

THENCE 3) In and along the same South 04 degrees 13 minutes 18 seconds East, a distance of 116.60 feet to a point on a curve along Open Space C;

THENCE 4) Along Open Space C on a curve concave to the right having a radius of 1,093.50 feet and an arc length of 207.21 feet with a chord bearing and distance of North 08 degrees 54 minutes 54 seconds West-206.90 feet to a point of tangency;

THENCE 5) Along the same, the easterly terminus of Watch Hill Road (50' wide) and Open Space B North 03 degrees 29 minutes 12 seconds West, a distance of 866.85 feet to the POINT OF BEGINNING.

Containing 17,460 square feet, more or less.

EXHIBIT E

ALL THAT CERTAIN tract of land known as Watch Hill Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Bursich Associates., entitled "Exhibit Plan-Providence Hill" project no. 044526.01 dated August 18, 2009, being more fully described as follows;

BEGINNING at a point on the westerly right of way of Misty Patch Road and Open Space B;

THENCE 1) Along the right of way of Misty Patch Road South 03 degrees 29 minutes 12 seconds East, a distance of 100.00 feet to a point of curvature at the boundary corner of Open Space C;

THENCE 2) Leaving the right of way of Misty Patch Road and along Open Space C on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet with a chord bearing and distance of North 48 degrees 29 minutes 12 seconds West-35.36 feet to a point of tangency;

THENCE 3) Along Open Space C and Lot 1 South 86 degrees 30 minutes 48 seconds West, a distance of 118.73 feet to a point of curvature;

THENCE 4) Along lots 1 thru 3 inclusive on a curve concave to the left having a radius of 400.00 feet and an arc length of 197.11 feet to a point of compound curvature;

THENCE 5) Along lot 3 along curve concave to the left having a radius of 25.00 feet and a an arc length of 39.84 feet to a point of tangency in the right of way line of Providence Hill Road;

THENCE 6)Along the right of way of Providence Hill Road South 43 degrees 57 minutes 21 seconds West, a distance of 51.40 feet to a point of curvature on the boundary line of Lot 74;

THENCE 7) Along lot 74 on a curve concave to the left having a radius of 25.00 feet and an arc length of 45.77 feet with a chord bearing and distance of North 84 degrees 42 minutes 14 seconds West-39.64 feet to a point of compound curvature;

THENCE 8) Along the same along curve concave to the left having a radius of 400.00 feet and a an arc length of 88.68 feet to a point of tangency;

THENCE 9) Along lots 74 thru 76 inclusive South 30 degrees 08 minutes 39 seconds West, a distance of 130.00 feet to a point of curvature;

THENCE 10) Along lots 76 thru lot 80 inclusive on a curve concave to the right having a radius of 325.00 feet and an arc length of 234.45 feet to a point of tangency;

THENCE 11) Along lots 80 and 81 South 71 degrees 28 minutes 36 seconds West, a distance of 100.00 feet to a point of curvature;

THENCE 12) Along lot 81 and Open Space E on a curve concave to the left having a radius of 675.00 feet and an arc length of 282.09 feet to a point of tangency;

THENCE 13) Along Open Space E and Lot 83 South 43 degrees 10 minutes 40 seconds West, a distance of 224.50 feet to a point of curvature;

THENCE 14) Along lot 88 thru 83 inclusive on a curve concave to the right having a radius of 675.00 feet and an arc length of 413.31 feet to a point of reverse curvature;

THENCE 15) Along lot 88 along a curve to the left having a radius of 25.00 feet and a an arc length of 39.27 feet to a point of tangency in the right of way line of Bellevue Drive;

THENCE 16) Along the right of way line of Bellevue Drive North 11 degrees 44 minutes 23 seconds West, a distance of 86.05 feet to a point on the boundary line of Lot 89;

THENCE 17) Along Lot 89 on a curve concave to the right having a radius of 425.00 feet and an arc length of 14.82 feet to a point of compound curvature;

THENCE 18) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 40.15 feet with a chord bearing and distance of South 55 degrees 45 minutes 08 seconds East-35.97 feet to a point;

THENCE 19) Along lots 89 thru 93 inclusive along curve concave to the left having a radius of 625.00 feet and a an arc length of 382.44 feet to a point of tangency;

THENCE 20) Along lots 93 thru 96 inclusive North 43 degrees 10 minutes 40 seconds East, a distance of 224.50 feet to a point;

THENCE 21) Along lot 96 on a curve concave to the right having a radius of 725.00 feet and an arc length of 6.73 feet to a point of compound curvature;

THENCE 22) Along the same along a curve to the left having a radius of 25.00 feet and a an arc length of 37.61 feet to a point of tangency on the right of way line of Bellevue Drive;

THENCE 23) Along the right of way line of Bellevue Drive North 47 degrees 31 minutes 54 seconds East, a distance of 50.00 feet to a point of curvature in the boundary line of Lot 120;

THENCE 24) Along lot 120 on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.60 feet with a chord bearing and distance of South 85 degrees 33 minutes 25 seconds East-34.16 feet to a point of compound curvature;

THENCE 25) Along the same and lots 121 thru 123 inclusive along a curve to the right having a radius of 725.00 feet and a an arc length of 254.62 feet to a point of tangency;

THENCE 26) Along lots 123 thru 125 inclusive North 71 degrees 28 minutes 36 seconds East, a distance of 100.00 feet to a point of curvature;

THENCE 27) Along lots 125 thru 127 inclusive on a curve concave to the left having a radius of 275.00 feet and an arc length of 198.38 feet to a point of tangency;

THENCE 28) Along lots 127 thru 129 inclusive North 30 degrees 08 minutes 39 seconds East, a distance of 130.00 feet to a point of curvature;

THENCE 29) Along lots 129 and 130 on a curve concave to the right having a radius of 450.00 feet and an arc length of 118.74 feet to a point of compound curvature;

THENCE 30) Along Lot 130 along a curve to the left having a radius of 25.00 feet and a an arc length of 36.90 feet to point of tangency in the right of way line of Providence Hill Road;

THENCE 31) Along the right of way line of Providence Hill Road North 51 degrees 53 minutes 22 seconds East, a distance of 50.01 feet to a point of curvature in the boundary line of lot 133;

THENCE 32) Along Lot 133 on a curve concave to the left having a radius of 25.00 feet and an arc length of 36.38 feet with a chord bearing and distance of South 80 degrees 56 minutes 13 seconds East-33.26 feet to a point of compound curvature;

THENCE 33) Along the same and lot 134 thru136 inclusive on a curve concave to the right having a radius of 450.00 feet and an arc length of 229.08 feet with a chord bearing and distance of North 71 degrees 55 minutes 48 seconds East-226.61 feet to a point of tangency;

THENCE 34) Along Lot 136 and Open Space B North 86 degrees 30 minutes 46 seconds East, a distance of 118.73 feet to a point of curvature;

THENCE 35) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency in the boundary line of Misty Patch Road, the POINT OF BEGINNING.

Containing 105,160 square feet or 2.41 acres, more or less.

STATE OF Pennsylvania
COUNTY OF Chester

On this the 1st day of September, 2009, before me the undersigned officer, personally appeared Jon-Paul Hickey who acknowledged himself/herself to be the Vice President of Wachovia Bank, National Association a corporation and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as

Sharon L. Richardson
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon L. Richardson, Notary Public
West Goshen Twp., Chester County
My Commission Expires May 26, 2012
Member, Pennsylvania Association of Notaries

This Document Recorded
08/14/2009 State RTT: 0.00
10:06AM Local RTT: 0.00
Doc Code: MSA Chester County, Recorder of Deeds Office
Recorded Electronically by Simplifile
Doc Id: 10953864
Receipt #: 468430
Rec Fee: 44.50

Int.

PREPARED BY AND RETURN TO:
LAND SERVICES USA, INC.
22 N. CHURCH STREET
WEST CHESTER, PA 19380
610-692-7190

UPI #
(Road-beds; no UPI #s required)

No UPI in Chester County

PA ACC09-3565

RELEASE OF MORTGAGE

TO ALL TO WHOM THESE PRESENTS SHALL COME,

Wachovia Bank, National Association sends greetings:

Whereas, Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership by Indenture bearing the date of December 29, 2004 and recorded in the Office of the Recorder of Deeds of Chester County on December 30, 2004 in Record Book 6377 page 645 granted and conveyed unto Wachovia Bank, National Association, the premises therein particularly described, to secure the payment of a certain debt or principal sum of Thirteen Million and Three Million Six Hundred Thousand Dollars ($13,000,000.00 and $3,600,000.00) lawful money, etc., with interest as therein mentioned, And whereas, the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership has requested the said Wachovia Bank, National Association release the Premises hereinafter described, the said mortgaged Premises, from the lien and operation of said mortgage:

NOW THEREFORE KNOW YE, that it the said Wachovia Bank, National Association as well in consideration of the Premises as of the sum of One Dollar ($1.00) lawful money, to it in hand paid by the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership at the time of the execution hereof, the receipt whereof is hereby acknowledged, has remised, release, quit-claimed, exonerated and discharged, and by these presents, does remise, release, quit-claim, exonerate and discharge unto the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, All that

Ryan Costello
RECORDER OF DEEDS

See Exhibits A, B, C and D

To Hold the same, with the appurtenances, unto the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, forever freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof. Provided, always, nevertheless, that nothing herein contained shall in any way affect, alter or diminish the lien or encumbrance of the afore-said mortgage on the remaining part of said mortgaged Premises or the remedies at law for recovering thereout or against the said Rouse/Chamberlin, Ltd., a Pennsylvania limited partnership, the Thirteen Million and Three Million Six Hundred Thousand Dollars ($13,000,000.00 and $3,600,000.00) principal sum, with interest, secured by said mortgage.

In witness whereof, the said Wachovia Bank, National Association has caused its common or corporate seal to be hereunto affixed and duly attested this 6th day of August, 2009.

Wachovia Bank, National Association

BY: [signature]

ATTEST: Marie S. Powell

EXHIBIT A

ALL THAT CERTAIN tract of land known as Bellevue Drive Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point of cusp on the northeasterly side of lot 96 boundary line and the common corner of the right of way for Watch Hill Road,

THENCE 1) Along lot 96 North 42 degrees 28 minutes 06 seconds West, a distance of 48.77 feet to a point of curvature;

THENCE 2) Along the same and lots 97 thru 99 on a curve concave to the left having a radius of 225.00 feet and an arc length of 331.91 feet to a point of compound curvature;

THENCE 3) Along lots 99 and 100 along curve concave to the left having a radius of 524.98 feet and a an arc length of 142.93 feet to a point of compound curvature;

THENCE 4) Along lots100 thru 103 and 89 along on a curve concave to the left having a radius of 425.05 feet and an arc length of 367.51 feet with a chord bearing and distance of South 12 degrees 38 minutes 25 seconds West-356.17 feet and a an arc length of 367.51 feet to a point of tangency;

THENCE 5) South 11 degrees 43 minutes 58 seconds East, a distance of 83.14 feet to a point;

THENCE 6) Along lot 88 South 11 degrees 44 minutes 23 seconds East, a distance of 31.00 feet to a point of curvature;

THENCE 7) Along lots.88, 51, and 52 on a curve concave to the right having a radius of 275.00 feet and an arc length of 141.36 feet to a point of tangency;

THENCE 8) Along lot 52 South 17 degrees 42 minutes 45 seconds West, a distance of 38.52 feet to a point of curvature;

THENCE 9) Along lot 52 on a curve concave to the left having a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency in the right of way line of Providence Hill Road ;

THENCE 10) Along the right of way line of Providence Hill Road North 72 degrees 17 minutes 15 seconds West, a distance of 66.81 feet to a point of curvature;

THENCE 11) Along the same on a curve concave to the left having a radius of 375.00 feet and an arc length of 31.16 feet to a point of curvature on the common boundary line of lot 50;

THENCE 12) Leaving the right of way line of Providence Hill Road along lot 50 on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.19 feet with a chord bearing and distance of North 60 degrees 19 minutes 57 seconds East-33.86 feet to a point of tangency;

THENCE 13) Along the same North 17 degrees 42 minutes 45 seconds East, a distance of 39.90 feet to a point of curvature;

THENCE 14) Along the same and 104 on a curve concave to the left having a radius of 225.00 feet and an arc length of 115.66 feet to a point of tangency;

THENCE 15) Along lot 104, 105 and 106 North 11 degrees 44 minutes 23 seconds West, a distance of 117.05 feet to a point of curvature;

THENCE 16) Along lots 106 thru 112 inclusive on a curve concave to the right having a radius of 475.00 feet and an arc length of 407.49 feet to a point of compound curvature;

THENCE 17) Along lot 112, a public walking easement, lots 113 and 114 along curve concave to the right having a radius of 575.00 feet and a an arc length of 156.54 feet to a point of compound curvature;

THENCE 18) Along lots 114 thru 120 inclusive along a curve concave to the right having a radius of 275.00 feet and a an arc length of 405.67 feet to a point of tangency;

THENCE 19) Along lot 120 South 42 degrees 28 minutes 06 seconds East, a distance of 48.77 feet to a point on the common boundary line of lot 50 and the right of way of Watch Hill Road;

THENCE 20) Along the right way of Watch Hill Road South 47 degrees 31 minutes 54 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 63,374 square feet or 1.45 acres, more or less.

EXHIBNIT B

ALL THAT CERTAIN tract of land known as Portsmouth Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the northerly right of way line of Providence Hill Road and the common boundary corner of lot 63;

THENCE 1) Along the right of way line of Providence Hill Road South 85 degrees 54 minutes 47 seconds West, a distance of 37.22 feet to a point of curvature;

THENCE 2) Along the same on a curve concave to the left having a radius of 325.00 feet and an arc length of 58.58 feet to a point of reverse curve on the boundary line of Open Space E;

THENCE 3) Along Open Space E on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.56 feet with a chord bearing and distance of North 32 degrees 32 minutes 53 seconds East-34.12 feet to a point of curvature;

THENCE 4) Along the same along curve concave to the left having a radius of 600.89 feet and a an arc length of 163.10 feet to a point of tangency;

THENCE 5) Along the same North 26 degrees 02 minutes 31 seconds West, a distance of 146.35 feet to a point of curvature;

THENCE 6) Along the same on a curve concave to the left having a radius of 25.00 feet and an arc length of 41.19 feet to a point of reverse curve along the right of way line of Watch Hill Road;

THENCE 7) Along the right of way Line of Watch Hill Road on a curve concave to the right having a radius of 675.00 feet and an arc length of 103.95 feet with a chord bearing and distance of North 63 degrees 57 minutes 29 seconds East-103.86 feet to a point of reverse curve in the boundary line of Lot 81;

THENCE 8) Along Lot 81 on a curve concave to the left having a radius of 25.00 feet and an arc length of 41.19 feet with a chord bearing and distance of South 21 degrees 09 minutes 50 seconds West-36.69 feet to a point of tangency;

THENCE 9) Along the same and lot 82 South 26 degrees 02 minutes 31 seconds East, a distance of 146.35 feet to a point of curvature;

THENCE 10) Along Lot 82, Open Space D, Lot 62 and Lot 63 on a curve concave to the right having a radius of 650.89 feet and an arc length of 181.98 feet to a point of compound curvature;

THENCE 11) Along Lot 82 along a curve to the left having a radius of 25.00 feet and an arc length of 36.68 feet to the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Containing 18,960 square feet or 0.44 acres, more or less.

EXHIBIT C

ALL THAT CERTAIN tract of land known as Providence Hill Road Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2834 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point on the southerly right of way line of West Chester Road and Open Space A, said point being;

THENCE 1) Along the right of way of West Chester Road North 76 degrees 39 minutes 50 seconds East, a distance of 100.56 feet to a point of curvature on the boundary line of Open Space B;

THENCE 2) Along Open Space B on a curve concave to the left having a radius of 25.00 feet and an arc length of 37.06 feet with a chord bearing and distance of South 34 degrees 14 minutes 41 seconds West-33.75 feet to a point of reverse curvature;

THENCE 3) Along the same and lot 218 along a curve to the right having a radius of 755.10 feet and a an arc length of 77.09 feet to a point of tangency;

THENCE 4) Along lot 218 South 02 degrees 22 minutes 39 seconds East, a distance of 100.00 feet to a point of curvature;

THENCE 5) Along Lot 218, the legal right of way of Shoreham Drive and Open Space B on a curve concave to the left having a radius of 175.00 feet and an arc length of 162.69 feet to a point of tangency;

THENCE 6) Along Open Space B South 52 degrees 22 minutes 11 seconds East, a distance of 277.00 feet to a point of curvature;

THENCE 7) Along the same, lots 132, 133, through the right of way of Watch Hill Road, an along lots 3-8 inclusive on a curve concave to the right having a radius of 900.00 feet and an arc length of 717.76 feet to a point of compound curvature;

THENCE 8) Along lots 8 thru 17 inclusive along a curve concave to the right having a radius of 375.00 feet and a an arc length of 605.99 feet to a point of tangency;

THENCE 9) Along lots 17 thru 20 inclusive South 85 degrees 54 minutes 47 seconds West, a distance of 194.22 feet to a point of curvature;

THENCE 10) Along lots 20 thru 22 inclusive on a curve concave to the left having a radius of 275.21 feet and an arc length of 210.80 feet to a point of tangency;

THENCE 11) Along lots 22 thru 27 inclusive South 43 degrees 10 minutes 40 seconds West, a distance of 327.82 feet to a point of curvature;

THENCE 12) Along lots 27 thru 34 inclusive on a curve concave to the right having a radius of 425.00 feet and an arc length of 478.70 feet to a point of tangency;

THENCE 13) Along lot 34, Open Space F, and lot 35 North 72 degrees 17 minutes 15 seconds West, a distance of 103.18 feet to a point of curvature;

THENCE 14) Along lots 35 thru 39 inclusive on a curve concave to the left having a radius of 325.00 feet and an arc length of 372.87 feet to a point of tangency;

THENCE 15) Along lot 39 South 41 degrees 58 minutes 37 seconds West, a distance of 18.98 feet to a point at the common corner of lot 39 and 40 ;

THENCE 16) Along lot 40 on a curve concave to the left having a radius of 35.00 feet and an arc length of 40.12 feet to a point of compound curvature;

THENCE 17) Along the same and lot 40, Open Space F, and lots 41 thru 43 inclusive along a curve to the right having a radius of 50.00 feet and a an arc length of 214.40 feet to a point of tangency;

THENCE 18) Along lots 43 thru 45 inclusive North 41 degrees 58 minutes 38 seconds East, a distance of 96.44 feet to a point of curvature;

THENCE 19) Along lots 45 thru 50 inclusive on a curve concave to the right having a radius of 375.00 feet and an arc length of 399.08 feet to a point of tangency on the right of way line of Bellevue Drive;

THENCE 20) Along the right of way of Bellevue Drive South 74 degrees 40 minutes 04 seconds East, a distance of 31.15 feet to a point;

THENCE 21) Along the same and lot 52 South 72 degrees 17 minutes 15 seconds East, a distance of 103.18 feet to a point of curvature;

THENCE 22) Along lots 52 thru 57 inclusive on a curve concave to the left having a radius of 375.00 feet and an arc length of 422.38 feet to a point of tangency;

THENCE 23) Along lots 57 thru 60 inclusive and along the right of way of Cottage Lane North 43 degrees 10 minutes 40 seconds East, a distance of 333.49 feet to a point of curvature;

THENCE 24) Along the right of way of Cottage Lane, Open Space E, and the right of way of Portsmouth Lane on a curve concave to the right having a radius of 325.00 feet and an arc length of 242.41 feet to a point of tangency;

THENCE 25) Along the right of way of Portsmouth Lane and lots 63 thru 65 inclusive North 85 degrees 54 minutes 47 seconds East, a distance of 194.22 feet to a point of curvature;

THENCE 26) Along lots 65 thru 71 inclusive on a curve concave to the left having a radius of 325.00 feet and an arc length of 525.19 feet to a point of compound curvature;

THENCE 27) Along lots 71 thru 74 inclusive, through the right of way of Watch Hill Road, and along lots 130 and 131 along curve concave to the left having a radius of 850.00 feet and a an arc length of 677.89 feet to a point of tangency;

THENCE 28) Along Lot 131, Open Space A and the right of way of Providence Hill Road North 52 degrees 22 minutes 11 seconds West, a distance of 277.00 feet to a point of curvature;

THENCE 29) Along Open Space A on a curve concave to the right having a radius of 225.00 feet and an arc length of 196.32 feet to a point of tangency;

THENCE 30) Along the same North 02 degrees 22 minutes 39 seconds West, a distance of 100.00 feet to a point of curvature;

THENCE 31) Along the same on a curve concave to the left having a radius of 705.01 feet and an arc length of 62.74 feet to a point of compound curvature;

THENCE 32) Along the same along curve concave to the left having a radius of 24.98 feet and a an arc length of 41.91 feet to the POINT OF BEGINNING.

Containing 191,941 square feet or 4.41 acres, more or less.

EXHIBIT D

ALL THAT CERTAIN tract of land known as Narragansett Lane Right of Way situated in East Fallowfield Township, Chester County, Commonwealth of Pennsylvania, as shown on a plan by Edward B. Walsh & Associates., entitled "Plan of Subdivision for Providence Hill" project no. 2634 dated December 12, 2003, last revised December 10, 2004, being more fully described as follows;

BEGINNING at a point in the common boundary line of the westerly right of way line of Providence Hill Road and Open Space A;

THENCE 1) Along the right of way line of Providence Hill Road South 52 degrees 22 minutes 11 seconds East, a distance of 102.03 feet to a point of curvature of Open Space A;

THENCE 2) Along Open Space A on a curve concave to the left having a radius of 25.00 feet and an arc length of 34.28 feet with a chord bearing and distance of South 88 degrees 21 minutes 05 seconds West-31.65 feet to a point of tangency;

THENCE 3) Along the same and lots 175 thru 178 inclusive South 49 degrees 04 minutes 22 seconds West, a distance of 107.82 feet to a point of curvature;

THENCE 4) Along lots 178 thru182 inclusive on a curve concave to the right having a radius of 605.99 feet and an arc length of 118.96 feet to a point of tangency;

THENCE 5) Along lots 182 thru 192 and Open Space A South 59 degrees 58 minutes 48 seconds West, a distance of 374.98 feet to a point of curvature;

THENCE 6) Along Open Space A on a curve concave to the left having a radius of 50.00 feet and an arc length of 52.36 feet to a point of compound curvature;

THENCE 7) Along the same and lots 193 thru 196 inclusive along a curve to the right having a radius of 50.00 feet and an arc length of 209.44 feet to a point of tangency at the common corner of lot 196 and Open Space A

;

THENCE 8) Along Open Space A and lots 197 thru 212 inclusive North 59 degrees 58 minutes 48 seconds East, a distance of 461.58 feet to a point; of curvature

THENCE 9) Along lots 212 thru lot 216 on a curve concave to the left having a radius of 594.74 feet and an arc length of 109.60 feet to a point of tangency;

THENCE 10) Along lots 216, 217 and open Space A North 49 degrees 04 minutes 28 seconds East, a distance of 87.50 feet to a point of curvature;

THENCE 11) Along Open Space A on a curve concave to the left having a radius of 25.00 feet and an arc length of 44.26 feet to a point of tangency in the right of way line of Providence Hill Road, the POINT OF BEGINNING.

Containing 41,348 square feet or 0.95 acres, more or less.

STATE OF Pennsylvania

COUNTY OF Chester

On this the 6th day of August, 2009, before me the undersigned officer, personally appeared Jon Paul Hickey who acknowledged himself/herself to be the Vice President of Wachovia Bank, National Association a corporation and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Vice President.

Sharon L. Richardson
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon L. Richardson, Notary Public
West Goshen Twp., Chester County
My Commission Expires May 29, 2012
Member, Pennsylvania Association of Notaries